



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, May 15, 2019 at 6:30 p.m.**

**Huntington Park City Hall**  
**City Council Chambers**  
**6550 Miles Avenue**  
**Huntington Park, California 90255**

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**NOTE:** Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

### **CALL TO ORDER**

### **ROLL CALL**

Chair Jonathan Sanabria  
Vice Chair Irving Pacheco  
Commissioner Angelica Montes  
Commissioner Eduardo Carvajal  
Commissioner VACANT

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

**CONSENT ITEMS**

**REGULAR AGENDA**

**PUBLIC HEARING**

1. **1. (Continued from the Special Planning Commission Meeting of April 30, 2019) - CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT- A REQUEST TO MODIFY CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR THE EXISTING CHARTER SCHOOL WITHIN THE RH (HIGH DENSITY RESIDENTIAL) ZONE ON PROPERTY LOCATED AT 6100 CARMELITA AVENUE**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider one of the following options:
  - a. Approve Conditional Use Permit Case No. 2019-02 requesting a modification to Conditional Use Permit Case No. 2014-01A – PC Resolution 2019-02 is attached to the Staff Report;
  - b. Deny Conditional Use Permit Case No. 2019-02 requesting a modification to Conditional Use Permit Case No. 2014-01A – This option will require that a Resolution be brought back to the Planning Commission;
  - c. Continue the item to a date certain and request additional information from the applicant.

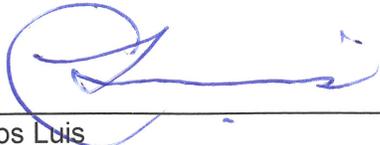
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, June 19, 2019 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 9<sup>th</sup> of May 2019.

  
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Carlos Luis



# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** MAY 15, 2019

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CARLOS LUIS, SENIOR PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT MODIFICATION (CONTINUED FROM APRIL 30, 2019)**

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**REQUEST:** **TO MODIFY CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR AN EXISTING CHARTER SCHOOL WITHIN THE RH (HIGH DENSITY RESIDENTIAL) ZONE**

**APPLICANT:** Casey Hoffman and Dustin Katch of Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606

**PROPERTY OWNER:** Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606

**PROJECT LOCATION:** 6100 Carmelita Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6318-028-900 and 6318-029-900

**PRESENT USE:** Charter School

**PROJECT SIZE:** 34,280 square foot (Existing Charter School)

**SITE SIZE:**

6318-028-900:	74,420 sq. ft. (1.71 acres)
6318-029-900:	6,435 sq. ft. (0.15 acres)
Total:	80,855 sq. ft. (1.86 acres)

**GENERAL PLAN:** Residential High-Density

**ZONE:** R-H (High-Density Residential)

**SURROUNDING  
LAND USES:**

North: Public Park/Community Center/Public School (O-S and P-F)  
West: Residential (R-H)  
South: Residential (R-H)  
East: Residential (R-H)

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
CONDITIONAL USE PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires a Conditional Use Permit. Per HPMC Section 9-2.1103, each Conditional Use Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Conditional Use Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS  
FOR A CONDITIONAL  
USE PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL  
REVIEW:**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The proposed project has been determined to be Categorically Exempt pursuant to Article 19, Section 15314, which allows for minor additions to schools where additions do not increase original student capacity by more than 25% or ten classrooms, whichever is less.

**PROJECT  
BACKGROUND:**

- ***April 30, 2019 Special Planning Commission Meeting***

During the April 30, 2019 Special Planning Commission meeting, the Planning Commission and residents raised various issues of concern. At the conclusion of the meeting, the Planning Commission continued the item and requested additional information from the applicants. Specifically, the Commission requested additional information pertaining to the following topics:

- Traffic Circulation, Congestion, Parking and Enforcement (street vendors, double-parking, illegal parking, student drop-off, etc.)
- Enrollment/Recruitment requirements (neighborhood notification)
- Noise (PA system)

- School Schedule (fundraisers, early morning program)

- ***Planning Commission Review History***

On July 2, 2014, the Planning Commission approved Conditional Use Permit and Development Permit Case No. 2014-01 allowing for the construction and operation of a public charter school and a 5-story structure consisting of 100 parking spaces and 36 apartments units.

On June 15, 2016, the Planning Commission approved a request to modify Conditional Use Permit Case No. 2014-01 by removing the construction of a 5-story structure consisting of 100 parking spaces and 36 apartment units. The modification was approved as Conditional Use Permit Case No. 2014-01A.

- ***Proposed CUP Modification***

The applicant is requesting an additional modification to CUP Case No. 2014-01A, by increasing student enrollment from 400 students to 426 students. Specifically, the request will amend condition number 65 of Planning Commission Resolution No. 2014-01A, which reads as follows:

*“65. School enrollment shall not exceed 400 students.”*

- ***Site Information***

The subject site is located on the southeast corner of Carmelita Avenue and 61<sup>st</sup> Street. The subject measures approximately 80,855 square feet. The subject site is currently developed with a charter school operated by Aspire Public Schools. The site also is developed with a playground, landscaping, and an off-street parking lot.

- ***Off-Street Parking and Circulation***

A total of 45 off-street parking spaces exist on the subject site. Three (3) of the 45 spaces are handicap accessible. The existing parking lot is exclusively utilized by the staff of the charter school.

The subject site is served by two driveways. Vehicles enter the subject site off of the driveway located along 61<sup>st</sup> street and exit off of the driveway located on Carmelita Avenue. The driveway is a two-lane driveway that measures approximately 28 feet in width. The vehicular circulation on the subject site is one directional.

**PROJECT  
ANALYSIS:**

- ***Aspire Action Plan***

On May 7, 2019, Aspire submitted a written response and action plan for Planning Commission consideration addressing the issues of concern raised during the Special Meeting. The Action Plan addresses the following issues:

1. Intercom system outside, and bullhorns used to communicate with students.
2. Fundraisers held at the school-site causing traffic delays.
3. Families in the neighborhood not receiving student recruitment information.
4. Parents not following traffic laws i.e. double parking and blocking driveways.
5. Trash being left on the sidewalk outside of the school.
6. Vendors causing a delay in traffic.
7. Early drop off causing traffic concerns.
8. A system for community members to voice concerns or feedback.

- ***Outdoor Intercom System/Bullhorn (Noise)***

During the April 30, 2019, meeting, outdoor noise was raised as an issue of concern. Specifically, the broadcasting of announcements over an outdoor PA system and the use of bullhorns was identified as contributing factors to high levels of outdoor noise. Aspire has indicated that the outdoor intercom and use of bullhorns will no longer be utilized effective immediately. Aspire anticipates use of outdoor PA system or bullhorns during emergency situations only. Discontinued use of amplified communication instruments will help reduce noise levels in the immediate surrounding area. Aspire is also committed to on-going communication

with immediate neighbors to ensure noise levels are reduced.

- ***Fundraiser (School Schedule)***

Hosting their independent fundraising events contribute to issues of concern related to school schedule and traffic flow. As a result, Aspire will implement a requirement that all independent school fundraising events will occur off-site. Fundraisers associated with a scheduled school events, such as the “Spring Show,” will continue to take place during the scheduled event. The scheduled events typically occur after non-instruction hours (after school).

In order to ensure the locations of the off-site fundraising events do not create additional issues of concern for other areas of Huntington Park, a list of locations, written owner approval, and a schedule of independent fundraising events will be required to be submitted to the Planning Division for review and approval. A condition of approval has been included requiring the submittal of fundraising events. Hosting fundraising events off-site will help to alleviate Aspire’s current school/fundraising schedule as well as reduce traffic congestion caused by vehicles stopping in queuing lanes, parking in the neighborhood, or illegally parking/stopping on or off-site and participating in fundraising activities.

- ***Local Recruitment (Enrollment/Recruitment)***

Another issue of concern discussed during the April 30, 2019 meeting dealt with the recruitment process for local neighboring families. Several neighboring residents indicated that student recruitment information was not made available to them. As a result, they were not aware of significant enrollment dates and protocols.

According to Aspire’s Action Plan, Aspire will ensure marketing efforts are presented to the neighboring residents by distributing flyers/information door-to-door. Aspire will also prepare mailer information and send via the postal service. Aspire will hire a mapping company to assist with the preparation of owner and occupant mailing address information. In order to ensure neighboring residents are made aware of Aspire’s enrollment opportunities, a condition

of approval has been included requiring the mapping company prepare a radius map of at least 500-feet. The condition will also stipulate that the door-to-door flyer/information distribution encompass the 500-foot radius. By requiring the minimum 500-foot radius, residents in close proximity to AMLA will receive enrollment information for the school either in person (door-to-door) or via mail.

Another concern raised during the meeting was the number of local resident students being admitted to the school from the waitlist. Specifically, the Planning Commission and neighboring residents wanted to know how many of the new 26 students would be from the immediate area. According to Aspire, approximately 32% of the current student waitlist will be from Huntington Park. The waitlist is currently at 22 students. Approximately 7 out of the 22 students will be from Huntington Park. 15 of the 22 students on the waitlist will be from other areas.

The applicant has also stated that student enrollment process are predicated on requirements stipulated by the State Department of Education. As a result, giving priority to local residents is not feasible. Since Aspire's current waitlist for the second grade is at 22, it is unknown at this time where the remaining 4 students will be coming from. Further discussion with the applicant would be appropriate in order to determine how the remaining 4 seats will be filled.

- ***Traffic Enforcement (Enforcement)***

During the April 30, 2019 meeting, it was noted that parents/guardians double park, obstruct neighboring driveways, illegally park (red curb), drop off students in street, etc. Aspire proposes to address violators of traffic laws in three steps. The first step will be to work closely with the City's Police Department and request additional traffic patrol services when possible. AMLA's Principal and Office Manager will contact Huntington Park Police Department (HPPD) to discuss in further detail.

The second step will involve increasing school staff floaters to monitor traffic. Staff floaters will document (write down license plate numbers) violators and report them to HPPD. In addition, Aspire will send letters to parents/guardians. The specifics of the letter are unknown at this time due to the

fact that Aspire's legal team is in the process of drafting the letter. A condition of approval is included requiring that the letter be submitted to the City's Planning Division and the HPPD for review and approval.

The third step will install removable cones in vehicle queuing lanes on the school's property. According to Aspire's Action Plan, this will help support posted traffic signs and improve the flow of traffic.

- ***Trash and Debris***

As noted by residents, trash and debris is often left behind on City streets and sidewalks by students and parents/guardians of Aspire School. In response to the issue, Aspire will increase janitorial services around sidewalk/parking areas. Janitors will be responsible for collection of trash on all sidewalk and parking areas located adjacent to the school property. As a monitoring measure, Aspire will follow-up with neighboring property owners to ensure their concerns are addressed.

- ***Vendors (Street Vendors)***

To address the concerns with unpermitted street vendors in the area around Aspire's property, Aspire will have staff inform all unpermitted vendors that they are not allowed to station themselves in or around the vicinity of the school. In addition, unpermitted vendors will be issued a letter informing them of such. The specifics of the letter are currently unknown, as the letter is currently being drafted by Aspire's legal team. A condition of approval has been included requiring the submittal of the letter for review and approval of the Planning Division.

- ***Early Drop Off (School Schedule Continued)***

Aspire's current morning program has been noted to cause congestion and parking issues in the neighborhood. In response to the issues raised by the neighbors, Aspire is proposing to open entrance gates, both vehicular and pedestrian, 15 minutes prior to the start of the morning program. Based on several residents expressing concerns with the morning program traffic congestion, it is recommended that the gates be open at least 30 minutes

prior to the start of the morning program. This will better assist with parents/guardians who drop off their students before work or other commitments.

- ***Resident Feedback***

Aspire is proposing to establish a mechanism that will allow residents to voice their concerns and provide feedback to the school. In efforts to ensure neighborhood concerns are brought to Aspire's attention, Aspire is proposing to host quarterly community meetings that will be open to the public, with an emphasis on neighboring residents. The first meeting is anticipated to take place during the month of August. Aspire will be preparing a quarterly schedule, time, location, and proper community notifications for the quarterly meetings. A condition of approval has been included requiring submittal of the quarterly meeting schedule identifying the time, date, and location of each meeting. Lastly, a condition of approval has been included requiring that meeting minutes be taken during the meeting and made available to those in attendance. Copies of meeting minutes shall also be submitted to the City. This will ensure that all issues raised by the community have a plan of action from Aspire.

**RECOMMENDATIONS/  
OPTIONS:**

It is recommended that the Planning Commission consider all evidence presented, public comments, and applicant information. The Planning Commission has the following options:

1. Approve Conditional Use Permit Case No. 2019-02 requesting a modification to Conditional Use Permit Case No. 2014-01A – PC Resolution 2019-02 is attached;
2. Deny Conditional Use Permit Case No. 2019-02 requesting a modification to Conditional Use Permit Case No. 2014-01A – This option will require that a Resolution be brought back to the Planning Commission;
3. Continue the item to a date certain and request additional information from the applicant.

## **CONDITIONS OF APPROVAL:**

### **Mitigation Measures**

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.
2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.
5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

### **Project Design**

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
  - a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at

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the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.

- b. Pathways for all crossings shall be provided and shall be clearly marked.
  - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.
  10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
  11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.
  12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 36 inches shall be installed along the 10'-0" front and street side yard setback, as measured from the property line.
  13. Aspire Public Schools shall submit enrollment increase request/plans to the Department of State Architecture for review. A copy of written approval or determination from the Department of State Architecture shall be submitted to the Planning Division.

### **Aesthetics**

14. Building materials shall not be reflective or produce meaningful amounts of glare.
15. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.
16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.
17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup> Street and Carmelita Avenue; with the exception of driveways and walkways and that

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landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.

18. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.
19. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
20. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.
21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
22. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

### **Noise**

23. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.
24. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.
25. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

## **Traffic and Circulation**

26. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.
27. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
28. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
29. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.
30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop" signs at the exit/egress point of the private street, subject to approval by the City.
32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit driveway of the private street located along of Carmelita Avenue.
33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
  - a. Assigned parking spaces for staff
  - b. Written traffic and parking policy for distribution to staff and parents
  - c. Traffic and parking monitors

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- d. Signage
  - e. An event parking plan
  - f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.
34. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement “Step 1” of the City’s Traffic Congestion Relief Plan. All modifications to the City’s Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.
35. If additional “Steps” are necessary, as stipulated in the City’s Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
36. All school staff shall park in the on-site parking lot. This shall include part time staff.
37. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.
38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.
39. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.
40. School shall provide private crossing guards, as approved by the City, at two intersection locations:
- a. Carmelita Ave at 61<sup>st</sup> St
  - b. Corona Ave at 61<sup>st</sup> St
41. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.
42. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.

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43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.
44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61<sup>st</sup> Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61<sup>st</sup> Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.
45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the proposed student enrollment increase. The memorandum shall be prepared by the Engineer of record that prepared the original analysis.

### **General Conditions**

46. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
47. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
48. That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.

**PLANNING COMMISSION AGENDA REPORT**

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50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
52. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
53. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
  - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
  - b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
  - c. Install all new driveways per City Engineer's requirements; and
54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.
55. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
58. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

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59. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
60. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
61. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
62. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
63. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
64. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
65. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.
66. School enrollment shall not exceed 426 students.
67. Copies of Aspire's fundraising events schedule shall be submitted to the Planning Division for review and approval. Schedule shall identify off-site location addresses, dates, times of fundraising events. Written property owner approval is also required for all off-site locations.
68. Aspire shall distribute enrollment notifications/information to neighboring residents within a minimum of a 500-foot radius from the subject site. Distribution shall be done in person (door-to-door) and via the postal service.
69. Copies of Aspire's "Street Vendor" notification letter shall be submitted to the Planning Division for review and approval.
70. Entrance gates, vehicular and pedestrian, shall be open a minimum of 30 minutes prior to the start of Aspire's morning program.

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71. Copies of Aspire's quarterly meeting schedule shall be submitted to the Planning Division for review and approval. Quarterly meeting schedule shall identify date, time, and location of each meeting.
72. Written quarterly meeting minutes shall be made available to attendees, residents, and to the Planning Division seven (7) days after the meeting.
73. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.
74. That the applicant and property owner agree in writing to the above conditions.

**EXHIBITS:**

- A: PC Resolution No. 2019-02
- B: Staff Report (without attachments) dated April 30, 2019
- C: Aspire Antonio Maria Lugo Response to Concerns and Action Plan
- D: PC Resolution No. 2014-01
- E: PC Resolution No. 2014-01A
- F: Aspire Public Schools Memorandum dated April 4, 2019
- G: Aspire Public Schools Neighborhood Recruitment Plan 2019-2020
- H: Project Plans
- I: Entitlement Applications/Environmental Assessment Checklist

**PC RESOLUTION NO. 2019-02**

**EXHIBIT A**

**CASE NO.** 2019-02 CUP

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**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR THE EXISTING CHARTER SCHOOL AND THE ADOPTION OF A CATEGORICAL EXEMPTION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA**

**WHEREAS**, a special public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 30, 2019, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code and continued to the May 15, 2019 Planning Commission meeting, upon an application from Casey Hoffman and Dustin Katch of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit Case No. 2014-01A by increasing student enrollment capacity from 400 to 426 students for the existing charter school on property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

**WHEREAS**, the City of Huntington Park, California, pursuant to the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines, it has been determined that adoption of the proposed Conditional Use Permit Modification is exempt from CEQA pursuant to Section 15314 (Minor Additions to Schools); and

**WHEREAS**, the Planning Commission has considered the environmental impact information relative to the entitlement on May 15, 2019; and

**WHEREAS**, the changes required the City of Huntington Park to prepare a CEQA Addendum to the Adopted Mitigated Negative Declaration; and

**WHEREAS**, all persons appearing for or against the approval of the proposed project and Categorical Exemption were given the opportunity to be heard in connection with said

1 matter; and

2       **WHEREAS**, all written comments received prior to the hearing, and responses to such  
3 comments, were reviewed by the Planning Commission; and

4       **WHEREAS**, the Planning Commission is required to announce its findings and  
5 recommendations.

6       **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
7 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
8 **FOLLOWS:**

9       **SECTION 1:** Based on the evidence within staff report and the Environmental  
10 Assessment Questionnaire, the Planning Commission adopts the findings in said  
11 Questionnaire and determines that the project, as proposed, will have no significant adverse  
12 effect on the environment and adopts an Environmental Categorical Exemption (CEQA  
13 Guidelines, Section 15314,(Minor Additions to Schools).

14       **SECTION 2:** The Planning Commission hereby makes the following Conditional Use  
15 Permit findings in connection with Case No. 2019-02 CUP:

- 16       1. The proposed use is conditionally permitted within, and would not impair the  
17 integrity and character of, the subject zoning district and complies with all of the  
18 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***  
19 ***private schools require a Conditional Use Permit within the Residential High***  
20 ***Density (RH) zone pursuant to Huntington Park Municipal Code Section***  
21 ***9-4.102. Any proposed modifications to an existing Conditional Use Permit***  
22 ***also requires review and approval from the approval body. As conditioned,***  
23 ***the proposed project will comply with the provisions of the Huntington Park***  
24 ***Municipal Code.***
- 25       2. The proposed use is consistent with the General Plan ***in that the proposed***  
26 ***project will continue to be consistent with Goal 1.0 and Goal 2.0 of the***  
27 ***Huntington Park General Plan by providing for a mix of land uses which***  
28

1 *meets the diverse needs of all Huntington Park residents, offers a variety of*  
2 *employment opportunities, and allows for the capture of regional growth by*  
3 *providing additional educational services to the residents. In addition, the*  
4 *proposed project would be compatible with and complement existing land*  
5 *uses by having a structure that is similar in height and design to the*  
6 *surrounding neighborhood.*

7 3. The approval of the Conditional Use Permit for the proposed use is in compliance  
8 with the requirements of the California Environmental Quality Act (CEQA) and the  
9 City's Guidelines *in that an environmental assessment has been conducted*  
10 *for this project in compliance with the California Environmental Quality Act*  
11 *(CEQA). The project is Categorically exempt pursuant to Article 19, Section*  
12 *15314, Minor Additions to Schools, Class 14 of the California Environmental*  
13 *Quality Act (CEQA) Guidelines.*

14 4. The design, location, size, and operating characteristics of the proposed use are  
15 compatible with the existing and planned future land uses within the general area  
16 in which the proposed use is to be located and will not create significant noise,  
17 traffic, or other conditions or situations that may be objectionable or detrimental  
18 to other permitted uses operating nearby or adverse to the public interest, health,  
19 safety, convenience, or welfare of the City *in that, as conditioned, the existing*  
20 *school will continue to operate at the subject site and will continue to*  
21 *implement the Traffic Congestion Relief Plan in order to provide measures*  
22 *to reduce the impact the neighborhood has experienced due to traffic. In*  
23 *addition, the applicant will submit a Traffic Impact Analysis Memorandum*  
24 *for the proposed project in order to ensure that the increase in student*  
25 *enrollment does not cause additional negative traffic concerns.*

26 5. The subject site is physically suitable for the type and density/intensity of the use  
27 being proposed *in that the proposed student enrollment increase will be*  
28

1                    *served by existing classrooms currently not in operation. In addition, the*  
2                    *existing site can accommodate the required additional off-street parking*  
3                    *requirements of 3 additional spaces and have a surplus of 2 parking spaces.*

- 4                    6. There are adequate provisions for public access, water, sanitation, and public  
5                    utilities and services to ensure that the proposed use would not be detrimental to  
6                    public health and safety *in that the project was approved and issued permits*  
7                    *by the appropriate agencies, including, but not limited to water, sanitation,*  
8                    *and public utilities.*

9                    **SECTION 3:** The Planning Commission hereby approves Case No. 2019-02 CUP,  
10                    subject to the execution and fulfillment of the following conditions:

11                    **Mitigation Measures**

- 12                    1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private  
13                    school operator shall implement a trip reduction plan that maintains less than 1,050  
14                    inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count  
15                    shall be performed by the school operator and submitted to the City annually to confirm  
16                    compliance with the current threshold. Should the threshold change, the applicant shall  
17                    provide documentation of compliance with the applicable SCAQMD significance threshold  
18                    applicable at the time.
- 19                    2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt  
20                    surfaces at least 3 times per day for fugitive dust suppression.
- 21                    3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the  
22                    nearest residential structure.
- 23                    4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to  
24                    pedestrians during peak school periods. This is important because vehicle queuing at the  
25                    drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school  
26                    side of the crosswalk. This crossing is not on any pedestrian routes to the school and being  
27                    closed during student drop-off/pick-up times should not impact students or pedestrians.  
28                    An alternate measure would be to provide a crossing guard at the crosswalk during school  
                         drop-off/ pick-up times if remained open.
5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking  
                         circulation plan and shared with parents and enforced/monitored by trained school staff  
                         maximize safety and efficiency of school traffic circulation on and off-site.

1 **Project Design**

- 2 6. As part of the development of the school, prior to the issuance of a certificate of occupancy,  
3 a recreation area shall be provided, which may consist of blacktop and/or landscaped  
4 areas improved with playground equipment or other recreational facilities and equipment.
- 5 7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department  
6 (LACoFD) for review and recommendations regarding emergency access to buildings and  
7 fire hydrant locations, and other applicable requirements. LACoFD approval of the project  
8 plans shall be demonstrated to the satisfaction of the Director of Community Development  
9 prior to issuance of demolition or grading permits for the project.
- 10 8. The following security measures shall be included in the project design for the school:  
11 a. A minimum of seven before- and after-school monitors shall be posted at the  
12 entrances of the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at  
13 the ingress and egress points of the private street, and at the drop-off/pick-up area  
14 to control traffic ingress and egress to the school property and to ensure that  
15 pedestrians and vehicles observe all traffic restrictions.  
16 b. Pathways for all crossings shall be provided and shall be clearly marked.  
17 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),  
18 shall be diligently removed within a reasonable time period.
- 19 9. That the property owner shall grant either by the covenants, conditions and restrictions  
20 (CC&R's) for the subject property, or by a separate covenant recorded against the subject  
21 property, the right of entry to authorized City employees and/or agents for the purpose of  
22 removing or painting over graffiti from structures on the subject property, prior to  
23 authorization to operate.
- 24 10. That the property comply with the City's Standards for Exterior Colors, Section 9-  
25 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of  
26 Occupancy.
- 27 11. That all signs on the site be installed in compliance with the City's sign regulations and/or  
28 Sign Program and that approval be obtained through a Sign Design Review prior to  
installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and east  
property lines as approved by the Planning Division. A block wall measuring 36 inches  
shall be installed along the 10'-0" front and street side yard setback, as measured from  
the property line.
13. Aspire Public Schools shall submit enrollment increase request/plans to the Department  
of State Architecture for review. A copy of written approval or determination from the  
Department of State Architecture shall be submitted to the Planning Division.

27 **Aesthetics**

- 28 14. Building materials shall not be reflective or produce meaningful amounts of glare.

- 1 15. Mesh Fencing during Construction - The portions of the project site under construction  
2 shall be temporarily concealed from public view through the installation of mesh screening  
3 along the perimeter fence.
- 4 16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project  
5 site and away from adjacent residential uses. Outdoor lighting will be limited to security  
6 lighting of walkways and parking areas. All security lighting will be fitted with side shields  
7 and hoods to avoid spill light, glare, and sky glow.
- 8 17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup>  
9 Street and Carmelita Avenue; with the exception of driveways and walkways and that  
10 landscaping be provided in areas not used for vehicle parking, vehicle circulation or  
11 pedestrian access. A landscape plan designed by a Registered Landscape Architect shall  
12 be provided for the entire property showing planter design, schedule of plant material,  
13 planter location and method of automatic permanent irrigation. The plan shall be submitted  
14 to, and approved by the Planning Division, and such landscaping shall be installed and  
15 planted according to such approved plan, prior to issuance of the certificate of occupancy,  
16 and shall thereafter be continuously and permanently maintained.
- 17 18. That street trees with decorative plastic or permeable concrete grates be installed along  
18 the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as  
19 indicated on approved plans. The trees shall be 24-inch box minimum and the species of  
20 trees shall be determined by the City's Public Works Department. Installation and  
21 maintenance shall also be per the Public Works Department requirements.
- 22 19. That all proposed on-site utilities, including electrical and equipment wiring, shall be  
23 installed underground and shall be completely concealed from public view as required by  
24 the City prior to issuance of Certificate of Occupancy.
- 25 20. That all existing and/or proposed mechanical equipment and appurtenances, including  
26 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on  
27 the structure or property shall be completely shielded/enclosed so as not to be visible from  
28 public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
compatible design related to the building structure for which such facilities are intended to  
serve and shall be installed prior to the issuance of the Certificate of Occupancy as  
approved by the Planning Division.
21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and  
orderly manner at all times and comply with the property maintenance standards as set  
forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
22. That decorative paving be provided and maintained at the driveway entrance along public  
alley at the rear of the property, as approved by the Planning Division, prior to issuance of  
the Certificate of Occupancy.

1 **Noise**

- 2 23. Equipment operational noise shall comply with the City's standard of 50 dBA during  
3 daytime operations, and 40 dBA during nighttime operations at any property line.
- 4 24. All interior walls shall be designed in accordance with the California Division of the State  
5 Architect and California Department of Education's standards for schools with interior  
6 multipurpose rooms and physical education facilities as applicable.
- 7 25. Noise generated by the proposed project shall be in compliance with the noise limitations  
8 per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

8 **Traffic and Circulation**

- 9 26. That the City, in its discretion, may request the school operator to shift/stagger school start  
10 and end times in order to reduce traffic congestion associated to Nimitz Middle School and  
11 Huntington Park Elementary School. The applicant shall make a reasonable effort to  
12 coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid  
13 traffic congestion associated with overlapping start and end times and special events.
- 14 27. That the vehicle circulation areas be paved and striped as approved by the Planning  
15 Division, prior to issuance of the Certificate of Occupancy.
- 16 28. That all required off-street parking and loading spaces comply with the minimum  
17 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the  
18 Certificate of Occupancy.
- 19 29. A School Safety Plan shall be developed to implement a program of student supervision,  
20 traffic and pedestrian control, signage, and safety procedures. The Plan will include  
21 measures to ensure a high level of pedestrian safety, such as: school warning and speed  
22 limit signs, school crossing guards and crosswalks, pavement markings, and clearly  
23 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"  
24 map for distribution to all school attendees with clear guidance on safe pedestrian access  
25 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures  
26 and safe evacuation routes in the event of an accident or emergency. The Plan shall be  
27 finalized and implemented in coordination with the City. The schools shall provide an  
28 orientation on school safety for students at the beginning of each school year and as  
necessary throughout the year to maintain safe school practices.
30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop"  
signs at the exit/egress point of the private street, subject to approval by the City of  
Huntington Park.
31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop"  
signs at the exit/egress point of the private street, subject to approval by the City.

- 1 32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with  
2 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit  
3 driveway of the private street located along of Carmelita Avenue.
- 3 33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop  
4 a Comprehensive Parking Plan and shall submit the Plan to the City for review and  
5 approval. The Plan shall contain the following elements:  
6 a. Assigned parking spaces for staff  
7 b. Written traffic and parking policy for distribution to staff and parents  
8 c. Traffic and parking monitors  
9 d. Signage  
10 e. An event parking plan  
11 f. A plan for adequate off-street parking that avoids school visitors or staff parking in  
12 residential neighborhoods or unauthorized parking on nearby properties.
- 13 34. Aspire Public Schools shall work together with the City to minimize impacts to off-site  
14 parking and circulation and shall implement "Step 1" of the City's Traffic Congestion Relief  
15 Plan. All modifications to the City's Traffic Congestion Relief Plan shall implemented by  
16 Aspire upon notification from the City.
- 17 35. If additional "Steps" are necessary, as stipulated in the City's Traffic Congestion Relief  
18 Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
- 19 36. All school staff shall park in the on-site parking lot. This shall include part time staff.
- 20 37. To help alleviate traffic and parking congestion the school shall stagger their start and  
21 end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary.  
22 Start and End times shall be filed with the City Engineer every other year and at the  
23 satisfaction of the City.
- 24 38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire  
25 School shall provide staff to assist students exiting/entering vehicles from both drop off  
26 lanes in order to ensure pedestrian safety. City engineer shall review the design of the  
27 on-site drop off lanes for improvements to pedestrian safety. All improvements and  
28 measures shall be to the satisfaction of the City.
39. A parking management plan shall be filed with the City estimating the amount of parents  
parking and walking students to the campus by grade and identify where they will  
park. The plan shall be submitted to the City and task completed to the satisfaction of  
the City.
40. School shall provide private crossing guards, as approved by the City, at two intersection  
locations:  
a. Carmelita Ave at 61<sup>st</sup> St  
b. Corona Ave at 61<sup>st</sup> St

- 1 41. Crossing guard services shall be provided by a company, with experience in the crossing  
2 guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be  
3 submitted to the City.
- 4 42. School shall work with Huntington Park PD to provide training for the crossing guards at  
5 the above locations. The amount and level to be at the satisfaction of the City.
- 6 43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park  
7 Elementary school in educating parents and students on pedestrian and vehicle safety  
8 and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up  
9 procedures. This will include the preparation of handouts, brochures and training  
10 materials to distribute to every student and parent at the start of each school year with  
11 reference on the school's web site. Materials must be submitted to the City Engineer to  
12 show conformance with this task. Task materials must be to the satisfaction of the City.
- 13 44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes  
14 from 61<sup>st</sup> Street, No Stopping Signs with painted white curbs restricting stopping/parking  
15 for an hour to hour and a half encompassing school start and let out times shall be posted  
16 on the south side of 61<sup>st</sup> Street along the school frontage. Ex. (7:30 to 8:30am and 2:00  
17 to 3:30pm). Or any combination of hours to the satisfaction of the City.
- 18 45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the  
19 proposed student enrollment increase. The memorandum shall be prepared by the  
20 Engineer of record that prepared the original analysis.

21 **General Conditions**

- 22 46. That the applicant/property owner and each successor in interest to the property which  
23 is the subject of this project shall defend, indemnify and hold harmless the City of  
24 Huntington Park and its agents, officers, and employees from any claim, action or  
25 proceedings, liability cost, including attorney's fees and costs against the City or its  
26 agents, officers or employees, to attack, set aside, void or annul any approval of the City,  
27 City Council, Planning Commission, or Design Review Board concerning this project.  
28 The City shall promptly notify the applicant of any claim, action or proceeding and should  
cooperate fully in the defense thereof.
47. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
corrections and conditions, the property shall be developed substantially in accordance  
with the applications, environmental assessment, and plans submitted.
48. That the proposed project shall comply with all applicable federal, state and local agency  
codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,  
and Business License Regulations of the City of Huntington Park.
49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided  
on-site and that a decorative trellis, as approved by the Planning Division, be installed  
above the required trash enclosure prior to issuance of Certificate of Occupancy. The

1 design and location shall be approved by the Planning Division. Trash bins shall be kept  
2 within the approved trash enclosure area only, and trash area shall be kept free of trash  
overflow and maintained in a clean manner at all times.

3 50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section  
4 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning  
5 Division and to the satisfaction of the Building Official prior to issuance of the Certificate  
6 of Occupancy. The proposed light fixtures shall be decorative and energy efficient and  
the illumination of such shall be projected towards the site and away from all adjacent  
properties, public streets, and rights-of-way.

7 51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-  
8 lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building  
Permit issuance.

9 52. That the school operator shall obtain a City of Huntington Park Business License prior  
10 to commencing business operations.

11 53. That public improvements be completed per the City Engineer's requirements prior to  
12 issuance of the Certificate of Occupancy as follows:

- 13 a. Remove and replace all public improvements damaged by construction per City  
Engineer's requirements; and
- 14 b. Repair and/or replace any abutting substandard or damaged public improvements  
as required by the City Engineer.
- 15 c. Install all new driveways per City Engineer's requirements; and

16 54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the  
17 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900  
and 6318-029-900, into one (1) parcel.

18 55. That the applicant comply with the requirements of County Sanitation District of Los  
19 Angeles.

20 56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
21 Park Municipal Code relating to Storm Water Management. The applicant shall also  
22 comply with all requirements of the National Pollutant Discharge Elimination System  
23 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water  
Quality Board. This includes compliance with the City's Low Impact Development (LID)  
requirements.

24 57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised  
25 within one (1) year from the date of approval, unless an extension has been granted by  
the Planning Commission.

26 58. That the entitlement shall be subject to review for compliance with conditions of the  
27 issuance at such intervals as the City Planning Commission shall deem appropriate.

- 1 59. That should the operation of this establishment be granted, deemed, conveyed,  
2 transferred, or should a change in management or proprietorship occur at any time, this  
3 Conditional Use Permit shall be reviewed.
- 4 60. That any violation of the conditions of this entitlement may result in a citation or  
5 revocation of the entitlement.
- 6 61. That the applicant be required to apply for a new entitlement if any alteration,  
7 modification, or expansion would increase the existing area of the use or if the location  
8 is modified from that approved by the Planning Commission.
- 9 62. That if the use ceases to operate for a period of six (6) months the entitlement shall be  
10 null and void.
- 11 63. That this permit may be subject to additional conditions after its original issuance. Such  
12 conditions shall be imposed by the City Planning Commission as deemed appropriate to  
13 address problems of land use compatibility, operations, aesthetics, security, noise,  
14 safety, crime control, or to promote the general welfare of the City.
- 15 64. That the Director of Community Development or his designee is authorized to make  
16 minor modifications to the approved preliminary plans or any of the conditions if such  
17 modifications shall achieve substantially the same results, as would strict compliance  
18 with said plans and conditions.
- 19 65. The applicant and/or school operator shall provide the City with contact information for  
20 a designated responsible party at the school responsible for resolution of complaints and  
21 operational and permit condition issues. Contact information shall be kept current and  
22 the Planning Division shall be notified of any change in contact information.
- 23 66. School enrollment shall not exceed 426 students.
- 24 67. Copies of Aspire's fundraising events schedule shall be submitted to the Planning  
25 Division for review and approval. Schedule shall identify off-site location addresses,  
26 dates, times of fundraising events. Written property owner approval is also required for  
27 all off-site locations.
- 28 68. Aspire shall distribute enrollment notifications/information to neighboring residents within  
a minimum of a 500-foot radius from the subject site. Distribution shall be done in person  
(door-to-door) and via the postal service.
69. Copies of Aspire's "Street Vendor" notification letter shall be submitted to the Planning  
Division for review and approval.
70. Entrance gates, vehicular and pedestrian, shall be open a minimum of 30 minutes prior  
to the start of Aspire's morning program.

1 71. Copies of Aspire's quarterly meeting schedule shall be submitted to the Planning Division  
2 for review and approval. Quarterly meeting schedule shall identify date, time, and  
location of each meeting.

3 72. Written quarterly meeting minutes shall be made available to attendees, residents, and  
4 to the Planning Division seven (7) days after the meeting.

5 73. The school shall be operated in a manner consistent with the School Charter issued by  
6 the Los Angeles County Office of Education.

7 74. That the applicant and property owner agree in writing to the above conditions.

8 **SECTION 4:** This resolution shall not become effective until 15 days after the date of  
9 decision rendered by the Planning Commission, unless within that period of time it is appealed  
10 to the City Council. The decision of the Planning Commission shall be stayed until final  
11 determination of the appeal has been effected by the City Council.

12 **SECTION 5:** The Secretary of the Planning Commission shall certify to the adoption  
13 of this resolution and a copy thereof shall be filed with the City Clerk.

14  
15 **PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of May, 2019, by the following  
16 vote:

17 AYES:

18 NOES:

19 ABSTAIN:

20 ABSENT:

21 HUNTINGTON PARK PLANNING COMMISSION

22  
23 \_\_\_\_\_  
24 Jonathan Sanabria, Chairperson

25 ATTEST:

26 \_\_\_\_\_  
27 Carlos Luis, Secretary

**STAFF REPORT (WITHOUT ATTACHMENTS)  
DATED APRIL 30, 2019**

**EXHIBIT B**

**CASE NO.** 2019-02 CUP



# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** APRIL 30, 2019

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CARLOS LUIS, SENIOR PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2019-02 CUP / CONDITIONAL USE PERMIT MODIFICATION**

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**REQUEST:** **TO MODIFY CONDITIONAL USE PERMIT CASE NO. 2014-01A BY INCREASING STUDENT ENROLLMENT CAPACITY FROM 400 TO 426 STUDENTS FOR AN EXISTING CHARTER SCHOOL WITHIN THE RH (HIGH DENSITY RESIDENTIAL) ZONE**

**APPLICANT:** Casey Hoffman and Dustin Katch of Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606

**PROPERTY OWNER:** Aspire Public Schools  
1001 22<sup>nd</sup> Avenue, Suite 100  
Oakland, CA 94606

**PROJECT LOCATION:** 6100 Carmelita Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6318-028-900 and 6318-029-900

**PRESENT USE:** Charter School

**PROJECT SIZE:** 34,280 square foot (Existing Charter School)

**SITE SIZE:**

6318-028-900:	74,420 sq. ft. (1.71 acres)
6318-029-900:	6,435 sq. ft. (0.15 acres)
Total:	80,855 sq. ft. (1.86 acres)

**GENERAL PLAN:** Residential High-Density

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**ZONE:** R-H (High-Density Residential)

**SURROUNDING  
LAND USES:**

North: Public Park/Community Center/Public School (O-S and P-F)

West: Residential (R-H)

South: Residential (R-H)

East: Residential (R-H)

**MUNICIPAL CODE  
REQUIREMENTS FOR A  
CONDITIONAL USE PERMIT:**

Pursuant to Huntington Park Municipal Code (HPMC), the construction and operation of a private school/charter school requires a Conditional Use Permit. Per HPMC Section 9-2.1103, each Conditional Use Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of the municipal code and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each applicable Conditional Use Permit shall be reviewed by the Director prior to determination by the Planning Commission.

**REQUIRED FINDINGS  
FOR A CONDITIONAL  
USE PERMIT:**

Following a hearing, the Planning Commission shall record the decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a Conditional Use Permit application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

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4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

### ENVIRONMENTAL REVIEW:

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The proposed project has been determined to be Categorically Exempt pursuant to Article 19, Section 1314, which allows for minor additions to schools where additions do not increase original student capacity by more than 25% or ten classrooms, whichever is less.

### PROJECT BACKGROUND:

- ***Planning Commission Review History***

On July 2, 2014, the Planning Commission approved Conditional Use Permit and Development Permit Case No. 2014-01 allowing for the construction and operation of a public charter school and a 5-story structure consisting of 100 parking spaces and 36 apartment units.

On June 15, 2016, the Planning Commission approved a request to modify Conditional Use Permit Case No. 2014-01 by removing the construction of a 5-story structure consisting of 100 parking spaces and 36 apartment units. The modification was approved as Conditional Use Permit Case No. 2014-01A.

- ***Proposed CUP Modification***

The applicant is requesting an additional modification to CUP Case No. 2014-01A, by increasing student enrollment from 400 students to 426 students. Specifically, the request will amend condition number 65 of Planning Commission Resolution No. 2014-01A, which reads as follows:

*“65. School enrollment shall not exceed 400 students.”*

- ***Site Information***

The subject site is located on the southeast corner of Carmelita Avenue and 61<sup>st</sup> Street. The subject measures approximately 80,855 square feet. The subject site is currently developed with a charter school operated by Aspire Public Schools. The site also is developed with a playground, landscaping, and an off-street parking lot.

- ***Off-Street Parking and Circulation***

A total of 45 off-street parking spaces exist on the subject site. Three (3) of the 45 spaces are handicap accessible. The existing parking lot is exclusively utilized by the staff of the charter school.

The subject site is served by two driveways. Vehicles enter the subject site off of the driveway located along 61<sup>st</sup> street and exit off of the driveway located on Carmelita Avenue. The driveway is a two-lane driveway that measures approximately 28 feet in width. The vehicular circulation on the subject site is one directional.

**PROJECT  
ANALYSIS:**

- ***CUP Modification***

Since the initial operation in August of 2015, Aspire Antonio Maria Lugo Academy (AMLA) has maintained enrollment at or above the maximum 400 student enrollment. After meeting with the City to discuss enrollment capacity, AMLA made the necessary adjustments to reduce student enrollment in compliance with the conditions of approval.

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In the memorandum dated April 4, 2019 submitted by Aspire, they note that a continuing demand for additional educational services is growing. As a result, Aspire proposes to increase student enrollment from 400 students to 426 students. As stated in the April 4, 2019, memorandum, the increase of 26 students will better serve the Huntington Park Community and alleviate the growing waitlists for first and second grades. The additional 26 students will make use of an existing classroom, located on the second floor that is not in current use. The classroom was previously approved as part of the original development; however, Aspire elected not to utilize it for instructional purposes.

Student enrollment is proposed to increase approximately 6.5%. The proposed increase is not anticipated to create any occupancy issues. In order to ensure no occupancy issues arise, a condition of approval has been included requiring Aspire to obtain approval from the Department of State Architecture.

It is worth noting that the proposed modification does not include any new construction, building expansion, or increase in building square footage.

- ***Off-Street Parking and Circulation***

The following table identifies the required number of parking spaces for the existing school with a capacity of 400 students and the parking requirement for the proposed modification of the school with a capacity of 426 enrolled students:

<b>STANDARD OFF-STREET PARKING CALCULATION</b>		
<b>Type</b>	<b>Required</b>	<b>Provided</b>
School	1 per 10 students (400 students/10)	<b>45 spaces</b>
<b>Total</b>	<b>40 spaces</b>	
School	1 per 10 students ( <b>426 students/10</b> )	<b>45 spaces</b>
<b>Total</b>	<b>43 spaces</b>	

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A total of 40 parking spaces are required for the existing charter school. This was calculated utilizing the ratio of 1 parking space for every 10 students. The existing site has a total of 45 parking spaces, resulting in a surplus of 5 parking spaces.

The proposed increase of 26 students requires a recalculation of required parking spaces for the school. With a total enrollment of 426 students, the existing school is required a minimum of 43 parking spaces. The existing parking count of 45 will result in a surplus of 2 parking spaces. The proposed increase in student enrollment will still be in compliance with the required parking for the project.

According to the memorandum dated April 4, 2019, Aspire states that they have been in compliance with the previously submitted Traffic Study prepared for the original project. Specifically, AMLA remains below the average daily vehicle trips to and from the site. A condition of approval is included requiring submittal of a Traffic Impact Analysis memorandum for the proposed student enrollment increase. The Traffic Engineer of record who prepared the original Traffic Impact Analysis report shall prepare the memorandum. In addition, the memorandum shall clarify if the proposed project will remain in compliance with the average daily vehicle trips to the site and clarify if the project will have any impacts on existing levels of service on surrounding streets.

- ***Neighborhood Recruitment Plan***

Annually, AMLA prepares a Neighborhood Recruitment Plan (NRP) for the academic school year. A copy of the NRP for the 2019-2020 school year is attached for your reference. The 2019-2020 NRP indicates that the goal of the plan is to “ensure that as many families within the 61<sup>st</sup> Street and Carmelita Avenue area of Huntington Park are aware of the following:

1. AMLA instructional program and the expectation of “College for Certain” and
2. The lottery dates and procedures (Lottery Date: Friday, April 5, 2019)”

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Approximately 41% of AMLA's current student enrollment resides in Huntington Park. By implementing the NRP, it is reasonable to assume that a similar percentage of new students will be from the local area.

- ***Other Department/Agency Reviews***

The proposed request has been reviewed by the Building and Safety Division, Department of Public Works, the Los Angeles County Fire Department, and the Huntington Park Police Department. All previous conditions of approval are required.

### **RECOMMENDATIONS:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2019-02 CUP**, subject to all previous conditions stipulated in PC Resolution No. 2014-01A and additional conditions included below in the proposed conditions, unless modified and/or additional conditions that the Planning Commission may wish to impose.

### **CONDITIONS OF APPROVAL:**

#### **Mitigation Measures**

1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private school operator shall implement a trip reduction plan that maintains less than 1,050 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count shall be performed by the school operator and submitted to the City annually to confirm compliance with the current threshold. Should the threshold change, the applicant shall provide documentation of compliance with the applicable SCAQMD significance threshold applicable at the time.
2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt surfaces at least 3 times per day for fugitive dust suppression.
3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An

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alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/ pick-up times if remained open.

5. **Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

### Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy, a recreation area shall be provided, which may consist of blacktop and/or landscaped areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department (LACoFD) for review and recommendations regarding emergency access to buildings and fire hydrant locations, and other applicable requirements. LACoFD approval of the project plans shall be demonstrated to the satisfaction of the Director of Community Development prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
  - a. A minimum of seven before- and after-school monitors shall be posted at the entrances of the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at the ingress and egress points of the private street, and at the drop-off/pick-up area to control traffic ingress and egress to the school property and to ensure that pedestrians and vehicles observe all traffic restrictions.
  - b. Pathways for all crossings shall be provided and shall be clearly marked.
  - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions (CC&R's) for the subject property, or by a separate covenant recorded against the subject property, the right of entry to authorized City employees and/or agents for the purpose of removing or painting over graffiti from structures on the subject property, prior to authorization to operate.
10. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of Occupancy.
11. That all signs on the site be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.
12. That the applicant shall install 8-foot high decorative block walls along the south and east property lines as approved by the Planning Division. A block wall measuring 36 inches shall

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be installed along the 10'-0" front and street side yard setback, as measured from the property line.

13. Aspire Public Schools shall submit enrollment increase request/plans to the Department of State Architecture for review. A copy of written approval or determination from the Department of State Architecture shall be submitted to the Planning Division.

### **Aesthetics**

14. Building materials shall not be reflective or produce meaningful amounts of glare.
15. Mesh Fencing during Construction - The portions of the project site under construction shall be temporarily concealed from public view through the installation of mesh screening along the perimeter fence.
16. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project site and away from adjacent residential uses. Outdoor lighting will be limited to security lighting of walkways and parking areas. All security lighting will be fitted with side shields and hoods to avoid spill light, glare, and sky glow.
17. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup> Street and Carmelita Avenue; with the exception of driveways and walkways and that landscaping be provided in areas not used for vehicle parking, vehicle circulation or pedestrian access. A landscape plan designed by a Registered Landscape Architect shall be provided for the entire property showing planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to, and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to issuance of the certificate of occupancy, and shall thereafter be continuously and permanently maintained.
18. That street trees with decorative plastic or permeable concrete grates be installed along the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as indicated on approved plans. The trees shall be 24-inch box minimum and the species of trees shall be determined by the City's Public Works Department. Installation and maintenance shall also be per the Public Works Department requirements.
19. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and shall be completely concealed from public view as required by the City prior to issuance of Certificate of Occupancy.
20. That all existing and/or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to

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serve and shall be installed prior to the issuance of the Certificate of Occupancy as approved by the Planning Division.

21. That the use be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.
22. That decorative paving be provided and maintained at the driveway entrance along public alley at the rear of the property, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

### **Noise**

23. Equipment operational noise shall comply with the City's standard of 50 dBA during daytime operations, and 40 dBA during nighttime operations at any property line.
24. All interior walls shall be designed in accordance with the California Division of the State Architect and California Department of Education's standards for schools with interior multipurpose rooms and physical education facilities as applicable.
25. Noise generated by the proposed project shall be in compliance with the noise limitations per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

### **Traffic and Circulation**

26. That the City, in its discretion, may request the school operator to shift/stagger school start and end times in order to reduce traffic congestion associated to Nimitz Middle School and Huntington Park Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz Middle School and Huntington Park Elementary School to avoid traffic congestion associated with overlapping start and end times and special events.
27. That the vehicle circulation areas be paved and striped as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.
28. That all required off-street parking and loading spaces comply with the minimum dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the Certificate of Occupancy.
29. A School Safety Plan shall be developed to implement a program of student supervision, traffic and pedestrian control, signage, and safety procedures. The Plan will include measures to ensure a high level of pedestrian safety, such as: school warning and speed limit signs, school crossing guards and crosswalks, pavement markings, and clearly marked passenger drop-off zones. The Plan will also include a "Safe Routes to School" map for distribution to all school attendees with clear guidance on safe pedestrian access to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures and safe

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evacuation routes in the event of an accident or emergency. The Plan shall be finalized and implemented in coordination with the City. The schools shall provide an orientation on school safety for students at the beginning of each school year and as necessary throughout the year to maintain safe school practices.

30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a “Stop” signs at the exit/egress point of the private street, subject to approval by the City of Huntington Park.
31. Prior to issuance of a Certificate of Occupancy, the project applicant shall install “Stop” signs at the exit/egress point of the private street, subject to approval by the City.
32. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with the City to have the pavement marked with the words “KEEP CLEAR” at the egress/exit driveway of the private street located along of Carmelita Avenue.
33. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for review and approval. The Plan shall contain the following elements:
  - a. Assigned parking spaces for staff
  - b. Written traffic and parking policy for distribution to staff and parents
  - c. Traffic and parking monitors
  - d. Signage
  - e. An event parking plan
  - f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.
34. Aspire Public Schools shall work together with the City to minimize impacts to off-site parking and circulation and shall implement “Step 1” of the City’s Traffic Congestion Relief Plan. All modifications to the City’s Traffic Congestion Relief Plan shall implemented by Aspire upon notification from the City.
35. If additional “Steps” are necessary, as stipulated in the City’s Traffic Congestion Relief Plan, Aspire School shall implement additional requirements to the satisfaction of the City.
36. All school staff shall park in the on-site parking lot. This shall include part time staff.
37. To help alleviate traffic and parking congestion the school shall stagger their start and end times 30 minutes apart from Nimitz Middle School and Huntington Park Elementary. Start and End times shall be filed with the City Engineer every other year and at the satisfaction of the City.
38. Aspire Public Schools shall encourage the use of both drop off lanes on school site. Aspire School shall provide staff to assist students exiting/entering vehicles from both drop off

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lanes in order to ensure pedestrian safety. City engineer shall review the design of the on-site drop off lanes for improvements to pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

39. A parking management plan shall be filed with the City estimating the amount of parents parking and walking students to the campus by grade and identify where they will park. The plan shall be submitted to the City and task completed to the satisfaction of the City.
40. School shall provide private crossing guards, as approved by the City, at two intersection locations:
  - a. Carmelita Ave at 61<sup>st</sup> St
  - b. Corona Ave at 61<sup>st</sup> St
41. Crossing guard services shall be provided by a company, with experience in the crossing guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be submitted to the City.
42. School shall work with Huntington Park PD to provide training for the crossing guards at the above locations. The amount and level to be at the satisfaction of the City.
43. Aspire Public School shall participate with Nimitz Middle School and Huntington Park Elementary school in educating parents and students on pedestrian and vehicle safety and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up procedures. This will include the preparation of handouts, brochures and training materials to distribute to every student and parent at the start of each school year with reference on the school's web site. Materials must be submitted to the City Engineer to show conformance with this task. Task materials must be to the satisfaction of the City.
44. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes from 61<sup>st</sup> Street, No Stopping Signs with painted white curbs restricting stopping/parking for an hour to hour and a half encompassing school start and let out times shall be posted on the south side of 61<sup>st</sup> Street along the school frontage. Ex. (7:30 to 8:30am and 2:00 to 3:30pm). Or any combination of hours to the satisfaction of the City.
45. Aspire Public School shall submit a Traffic Impact Analysis memorandum for the proposed student enrollment increase. The memorandum shall be prepared by the Engineer of record that prepared the original analysis.

### **General Conditions**

46. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings,

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liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

47. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
48. That the proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.
49. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-site and that a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy. The design and location shall be approved by the Planning Division. Trash bins shall be kept within the approved trash enclosure area only, and trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
50. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-3.809(6). Such lighting shall be decorative and installed as approved by the Planning Division and to the satisfaction of the Building Official prior to issuance of the Certificate of Occupancy. The proposed light fixtures shall be decorative and energy efficient and the illumination of such shall be projected towards the site and away from all adjacent properties, public streets, and rights-of-way.
51. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit issuance.
52. That the school operator shall obtain a City of Huntington Park Business License prior to commencing business operations.
53. That public improvements be completed per the City Engineer's requirements prior to issuance of the Certificate of Occupancy as follows:
  - a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
  - b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.
  - c. Install all new driveways per City Engineer's requirements; and

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54. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and 6318-029-900, into one (1) parcel.
55. That the applicant comply with the requirements of County Sanitation District of Los Angeles.
56. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
57. That the Conditional Use Permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
58. That the entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
59. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
60. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.
61. That the applicant be required to apply for a new entitlement if any alteration, modification, or expansion would increase the existing area of the use or if the location is modified from that approved by the Planning Commission.
62. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
63. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
64. That the Director of Community Development or his designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

PC CASE NO. 2019-02-CUP: 6100 Carmelita Avenue

April 30, 2019

Page 15 of 15

65. The applicant and/or school operator shall provide the City with contact information for a designated responsible party at the school responsible for resolution of complaints and operational and permit condition issues. Contact information shall be kept current and the Planning Division shall be notified of any change in contact information.
66. School enrollment shall not exceed 426 students.
67. The school shall be operated in a manner consistent with the School Charter issued by the Los Angeles County Office of Education.
68. That the applicant and property owner agree in writing to the above conditions.

**EXHIBITS:**

- A: PC Resolution No. 2019-02
- B: PC Resolution No. 2014-01
- C: PC Resolution No. 2014-01A
- D: Aspire Public Schools Memorandum dated April 4, 2019
- E: Aspire Public Schools Neighborhood Recruitment Plan 2019-2020
- F: Project Plans
- G: Entitlement Applications/Environmental Assessment Checklist

**ASPIRE ANTONIO MARIA LUGO RESPONSE  
TO CONCERNS AND ACTION PLAN**

**EXHIBIT C**

**CASE NO.** 2019-02 CUP

**Aspire Antonio Maria Lugo Academy**

Response to Neighbor Concerns and Action Plan

Re: June 30, 2019 Special Planning Commission Meeting

We would like to express our gratitude to the city of Huntington Park, and to the residents of the city for allowing our school to operate these past four years. We also want to express our desire to continue to serve the city of Huntington Park and its residents.

We are requesting to increase our enrollment from 400 students to 426 students so that we are able to fill our only remaining empty classroom. The grade-level of the class is expected to be Second Grade. Currently we have 22 students on our waitlist for this grade level. The percentage of the students on the waitlist for this grade level, who are residents of Huntington Park is, 32%. If the school is granted this request, we guarantee that all current Huntington Park students on the waitlist for this section of Second Grade will receive an offer to attend our school.

We will strive to build relationships with the our immediate next door neighbor. Our goal is to ensure we receive feedback, and implement systems to reduce neighborhood concerns.

It is important to note that 26 additional students does not correlate 1:1 with an increase in 26 additional cars. There will be students who carpool or walk to school.

We would like to note it was stated that the school operates school buses. We would like to ensure the Commission understands we do not operate school buses, or have drop-off and pick-up of students using school buses. If we contract with a school bus company for field trips, we will ensure student board and exit the bus in an orderly fashion.

This document includes:

A. An action plan. The action plan contains action steps, responsibilities, a timeline, resources needed, potential barriers the school has highlighted so that we can address them, and the communication plan. The action plan that addresses the following concerns:

1. *Intercom system outside, and bullhorns used to communicate with students.*
2. *Fundraisers held at the school-site causing traffic delays.*
3. *Families in the neighborhood not receiving student recruitment information.*
4. *Parents not following traffic laws i.e. double parking and blocking driveways.*
5. *Trash being left on the sidewalk outside of the school.*
6. *Vendors causing a delay in traffic.*
7. *Early drop off causing traffic concerns.*
8. *A system for community members to voice concerns or feedback.*

B. Appendices that includes:

1. *Current Traffic Mitigation Plan (Appendix A)*
2. *Recruitment Communication Plan (Appendix B)*

## AMLA Action Plan

**Concern 1:** *Intercom system outside, and bullhorns used to communicate with students.*

**Goal:** *Reduce outside noise by turning off outside intercom system, and limit using bullhorns to communicate. (In case of emergencies, a bullhorn may be used)*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When? (Day/Month)</i>	<b>Resources</b> <i>Resources Available                      Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?                      What methods?                      How often?</i>
<b>Step 1:</b> <b>Bell/intercom company will be contacted</b>	Office Manager	Immediately	N/A	N/A	Office Manager will inform Principal once complete.
<b>Step 2:</b> <b>Discontinue using bullhorns to communicate with students</b>	Office Manager	Immediately	N/A	N/A	Officer Manager will communicate with Campus Monitor Team and ensure alternative communication forms are in place.

**Evidence Of Success:** *Morning announcements, and other announcements made throughout the day will no longer be broadcast outside, unless there is an emergency.*

**Evaluation Process:** *The school will continue to follow-up with the neighbor located immediately next door to receive further feedback.*

**Concern 2:** *Fundraisers held at the school-site causing traffic delays.*

**Goal:** *Reduce amount of cars found at a single time by moving all independent fundraisers off campus. (Excluding fundraising occurring during scheduled school events such as the Spring Show)*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1:</b> <b>All independent fundraisers will be moved off campus</b>	Principal and Parent Coordinator	Immediately	N/A	1. Finding a suitable location to have a fundraiser. 2. Early planning for fundraisers.	Principal and Parent Coordinator will send a letter that is printed and also on ParentSquare explaining that fundraisers will no longer be held on campus.

**Evidence Of Success:** *Fundraisers are not longer held on school grounds, unless the fundraiser is occurring as part of an event like the Spring Show.*

**Evaluation Process:** *Schedule and location of fundraisers.*

**Concern 3:** *Families in the neighborhood not receiving student recruitment information.*

**Goal:** *Ensure consistent marketing to neighborhood students in Huntington Park.*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1:</b> <b>Ensure enrollment flyers are distributed door to door to local neighborhood</b>	Office manager and Parent Coordinator will recruit parents to disperse flyers to residents of HP.	June 2019	1. Address labels for materials to be distributed to the community.	N/A	1. Please see communication plan (Appendix B). 2. AMLA is partnering with a radius maps company to ensure the school receives current occupant and owner address labels.
<b>Step 2:</b> <b>Host Open House for neighborhood</b>	Office Manager will schedule Open house	End of May	1. Address labels for materials to be distributed to the community.	N/A	1. Flyers will be sent to only Huntington Park residents within a 6 block range.

**Evidence Of Success:** *Neighborhood residents will receive flyers promoting enrollment at the school.*

**Evaluation Process:** *The school will record the dates of flyer distribution, how many flyers were distributed, and on which streets.*

**Concern 4:** *Parents not following traffic laws i.e. double parking and blocking driveways.*

**Goal:** *Work with the city to increase the presence of traffic enforcement, and reduce double parking and blocking driveways.*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed</i> <i>(financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1:</b> <b>Contact City to increase traffic enforcement</b>	Office Manager and Principal	Immediately	1. City Traffic Enforcement Officers.	1. City not able to support.	Principal and Office Manager will contact the city to setup a regular schedule of traffic enforcement.
<b>Step 2:</b> <b>School will increase staff floaters will consistently monitor traffic and report violators to the city</b>	Principal	Immediately	1. Campus Monitors and teachers as needed.	1. Availability of staff.	Principal and Office Manager will communicate with the staff.
<b>Step 2:</b> <b>The school will document violators, send license numbers to traffic enforcement and will send a generated letter to parents (Letter currently under development through Aspire legal</b>	Principal	June - August	N/A	N/A	Principal will communicate with Campus Monitor Team and ensure alternative communication forms are in place.
<b>Step 3:</b> <b>School will place cones in cuing lanes to help support posted traffic signs</b>	Principal	Immediately	N/A	N/A	Principal will communicate with school team to ensure this process is followed with consistency.

**Evidence Of Success:** *Double parking and blocking driveways will be reduced by half.*

**Evaluation Process:** *Feedback from neighbors, and staff observations.*

**Concern 5:** *Trash being left on the sidewalk outside of the school*

**Goal:** *Increase janitorial services around sidewalk/parking area.*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When? (Day/Month)</i>	<b>Resources</b> <i>Resources Available  Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?  What methods?  How often?</i>
<b>Step 1: Create a schedule of cleaning for the sidewalk areas</b>	Building Manager	Immediately	1. Custodians.	1. Work schedules.	Principal and Building Manager will speak with custodial staff, and create a cleaning schedule.

**Evidence Of Success:** *Trash on surrounding external sidewalks is reduced.*

**Evaluation Process:** *The school will continue to follow-up with the neighbor located immediately next door to receive further feedback.*

**Concern 6: Vendors in the neighborhood.**

**Goal: Eliminate the presence of vendors within the local radius of the school.**

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1: Inform Vendors and distribute letter (Letter is currently being developed by Aspire legal counsel)</b>	Principal, Office Manager and Building Manager	June - August	1. City contact information. 2. Letters to distribute to vendors.	1. Non-compliant vendors.	Principal will communicate with the school-site team and parent community to discourage supporting vendors.
<b>Step 2: Report repeat vendors to the City</b>	Principal, Office Manager and Building Manager	Immediately	N/A	N/A	Principal will communicate with Campus Monitor Team and ensure alternative communication forms are in place.

**Evidence Of Success:** *Reduction in presence of street vendors within a 1000 feet of the school.*

**Evaluation Process:** *School observations.*

**Concern 7:** *Early drop off causing traffic concerns.*

**Goal:** *Reduce the impact of early drop off on traffic.*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1: Gates will be open at least 15 minutes prior to the morning program beginning</b>	Building Manager	Immediately	N/A	N/A	1. A letter will be sent home to those parents who attend the morning program informing them to pull into the school. The school will set up a parking lane inside, and a through lane.

**Evidence Of Success:** *Reduction in parents parking on 61st street in the morning.*

**Evaluation Process:** *School staff observations and community feedback.*

**Concern 8:** *Local residents being able to voice concerns and provide feedback to school.*

**Goal:** *Create quarterly community meetings.*

**Results/Accomplishments:**

<b>Action Steps</b> <i>What Will Be Done?</i>	<b>Responsibilities</b> <i>Who Will Do It?</i>	<b>Timeline</b> <i>By When?</i> <i>(Day/Month)</i>	<b>Resources</b> <i>Resources Available</i> <i>Resources Needed (financial, human, political &amp; other)</i>	<b>Potential Barriers</b> <i>What may make this difficult to do?</i>	<b>Communications Plan</b> <i>Who is involved?</i> <i>What methods?</i> <i>How often?</i>
<b>Step 1: The school will ensure quarterly meetings are held</b>	Regional Director of School Performance, Management and Operations	August	1. Time, location to hold the meeting	1. Notification to the community.	The Director of Operations will work with the school to ensure the community receives notification of these meetings.

**Evidence Of Success:** *Meeting agendas.*

**Evaluation Process:** *Feedback from the community.*

Appendix A

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

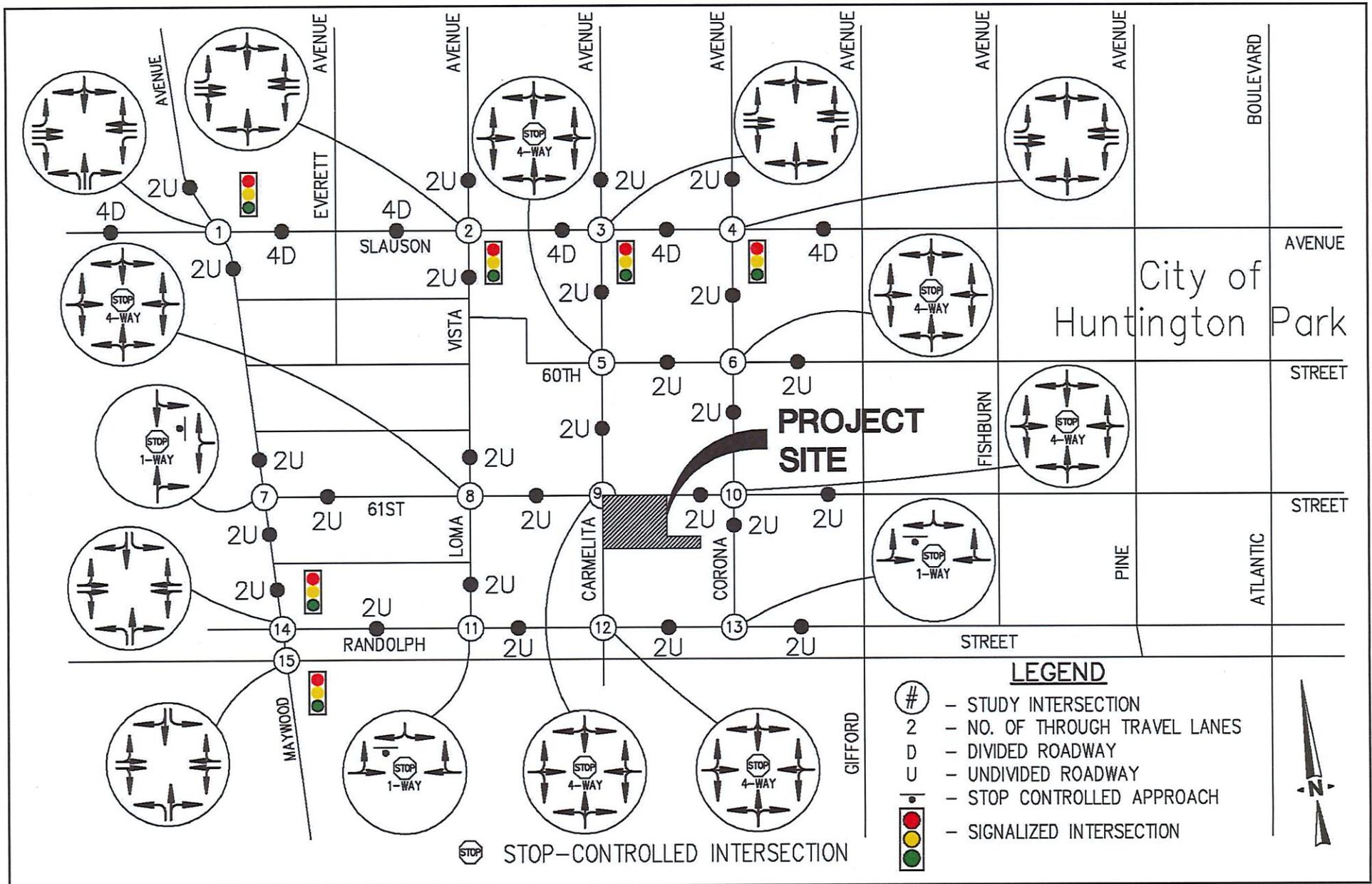
### 3.15 TRANSPORTATION/TRAFFIC

A traffic study was prepared for the project by VA Consulting. A copy of the traffic report is included in Appendix D.

a) **Less Than Significant With Mitigation.** The project traffic report studied the existing project area roadway network and intersections in close proximity to the project for potential project impacts to the local circulation system. Figure 13 shows the existing roadway network and intersections surrounding the project site. The project traffic report studied the following intersections:

- Maywood Avenue and Slauson Avenue (signalized)
- Loma Vista Avenue and Slauson Avenue (signalized)
- Carmelita Avenue and Slauson Avenue (signalized)
- Corona Avenue and Slauson Avenue (signalized)
- Carmelita Avenue and 60th Street (4-way stop control)
- Corona Avenue and 60th Street (4-way stop control)
- Maywood Avenue and E. 61st Street (signalized)
- Loma Vista Avenue and E. 61st Street (4-way stop control)
- Carmelita Avenue and E. 61st Street (4-way stop control)
- Corona Avenue and E. 61st Street (4-way stop control)
- Loma Vista Avenue and Randolph Street (1-way stop control)
- Carmelita Avenue and Randolph Street (4-way stop control)
- Corona Avenue and Randolph Street (1-way stop control)
- Maywood Avenue and Randolph Street (signalized)
- Maywood Avenue and Randolph Street (signalized)

Figure 13 also shows existing intersection geometrics and controls and the number of through lanes of the area roadways. The project site is located in a developed suburban environment surrounded by an elementary school, a middle school, and single-family residences. The project fronts E. 61<sup>st</sup> Street, which is a designated local street by the General Plan Circulation



Source: VA Consulting, Inc.

Figure 13  
**Study Area Traffic Controls and Intersection Geometrics**

Element. E. 61<sup>st</sup> Street is a two-lane undivided local street with one continuous travel lane in the eastbound and westbound directions. Where not prohibited, parking is allowed on both sides of the roadway and the speed limit is 25 mph. Carmelita Avenue borders the project site on the west and is designated as a local street by the General Plan Circulation Element. Carmelita Avenue provides one through lane in both the northbound and southbound directions and parking is allowed on both sides of the roadway, unless restricted. The speed limit on Carmelita Avenue is 25 mph within the residential area.

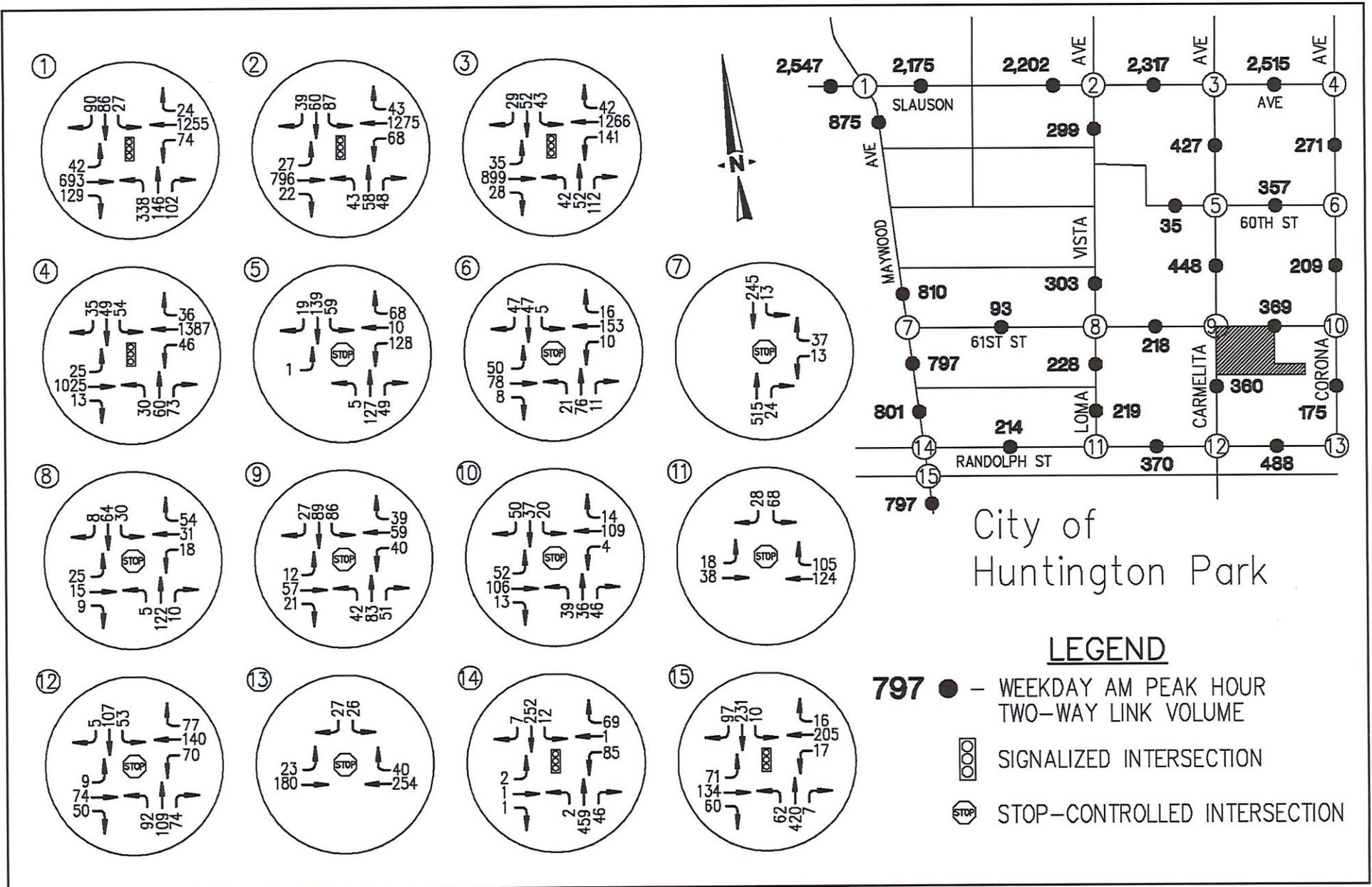
Traffic counts were taken in February 2014 during school hours to determine the existing traffic flow at the area intersections. Figures 14 and 15 show the existing weekday AM and PM peak hour intersection turning movements and two-way roadway link volumes within the project study area, respectively. Figure 16 shows the existing weekday 24-hour traffic volumes on the respective roadway segments.

The project is scheduled to be completed by 2015. The baseline 2015 traffic volumes for project completion were developed by using the existing 2014 volumes and applying an ambient growth rate of 1% to determine the baseline traffic volumes for 2015. The 1% growth rate reflects the increased traffic volumes associated with the recovering economy.

The baseline 2015 traffic volumes were referenced to determine the existing Level of Service (LOS) of the area intersections. The intersection LOS was determined using the 2000 Highway Capacity Manual (HCM) signalized/unsignalized operational methods. The HCM method uses the stopped delay in seconds per vehicle to calculate LOS. This method considers unique features, including turning movement volumes, traffic signal phasing and timing, and the number and types of lanes on each intersection approach. The stopped delay per vehicle is used to determine level of service at signalized intersections as shown on Table 19. The acceptable level of service in the City of Huntington Park is LOS D.

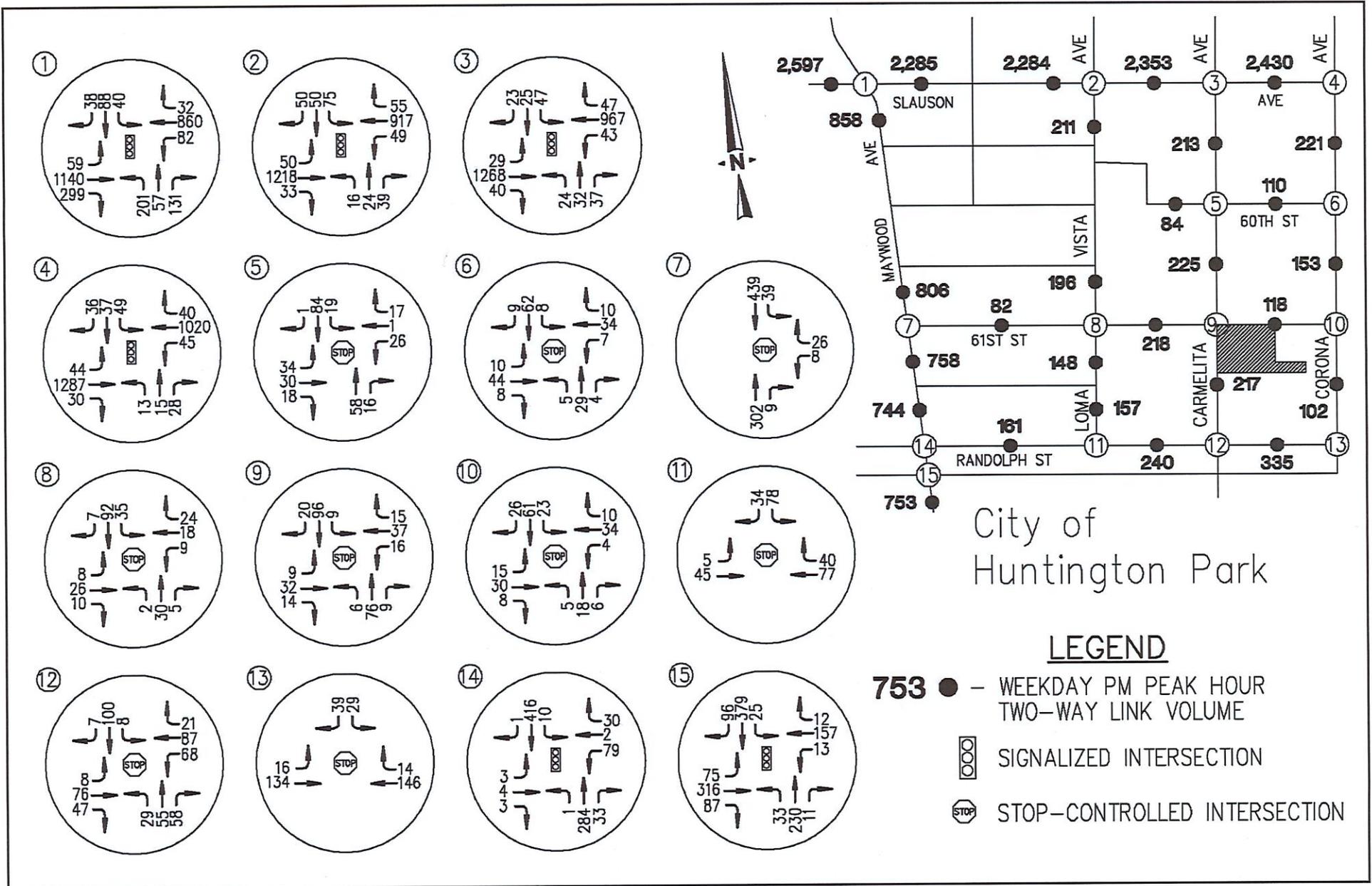
**Table 19  
Level of Service Descriptions For Signalized Intersections**

<b>Level of Service</b>	<b>Traffic Flow Description</b>	<b>Stopped Delay Per Vehicle (SEC)</b>
A	Operations with delay less than or equal to 5.0 sec per vehicle; signal progression extremely favorable and/or short cycle lengths; most vehicles do not stop.	< 10.0
B	Operations with delay in the range of 5.1 to 15.0 sec per vehicle; good progression and/or short cycle lengths; higher levels of average delay; more vehicle stops than LOS A.	10.01 to 20.00
C	Operations with delay in the range of 15.1 to 25.0 sec per vehicle; fair progression and/or longer cycle lengths; significant number of vehicles stopping; cycle failures may begin to appear.	20.01 to 35.00
D	Operations with delay in the range of 25.1 to 40.0 sec per vehicle; noticeable congestion; unfavorable progression; long cycle lengths, or high v/c ratios; many vehicles stop and portion of vehicles not stopping declines; noticeable individual cycle failures.	35.01 to 55.00
E	Operations with delay in the range of 40.1 to 60.0 sec per vehicle; limit of acceptable delay; poor progression; long cycle lengths and high v/c ratios; frequent occurrences of individual cycle failures.	55.01 to 80.00
F	Operations with delay in excess of 60.0 sec per vehicle; considered unacceptable driver delay; congestion; oversaturation; poor progression; long cycle lengths; high v/c ratios over 1.00; many individual failures.	> 80.01



Source: VA Consulting, Inc.

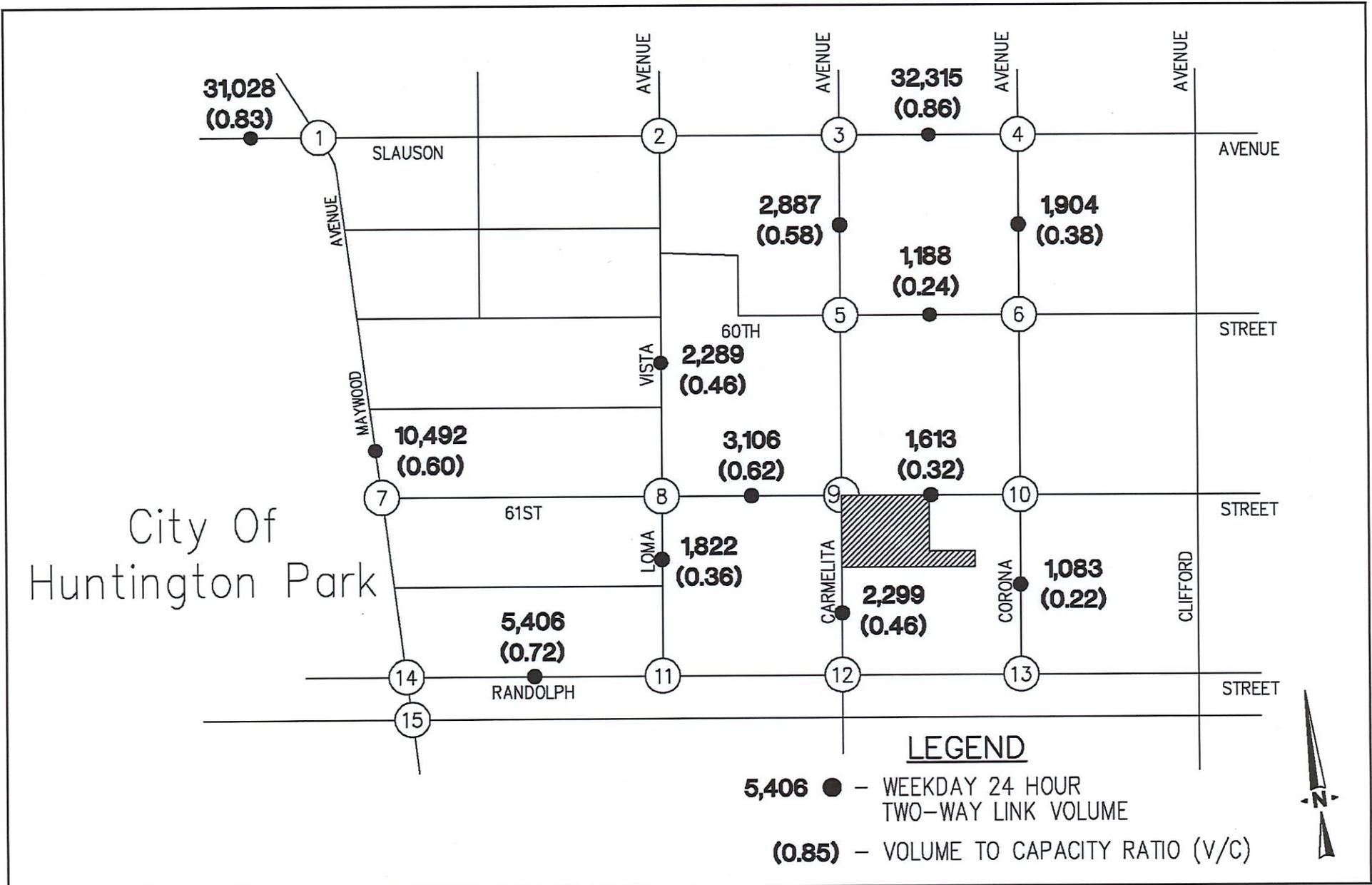
Figure 14  
**AM Peak Hour Turning Movements and Two-Way Roadway Link Volumes**



*Source: VA Consulting,  
Inc.*

Figure 15

**PM Peak Hour Turning Movements and Two-Way Roadway Link**



Source: VA Consulting, Inc.

Figure 16  
 Existing (2014) Weekday 24-hour Traffic Volumes

Table 20 shows the results of the intersection LOS analysis for the study area intersections under the 2015 baseline conditions. As shown, all study area intersections will operate at Level of Service C or better during the AM and PM peak hours with existing 2014 traffic volumes and the estimated traffic growth of 1% to determine the 2015 LOS. The intersections of Slauson Avenue at Loma Vista Avenue and Carmelita Avenue operate at LOS C during the AM peak hour and also the intersection of Maywood and E. 61<sup>st</sup> Street. The intersections of Maywood Avenue at Slauson Avenue and South Randolph Street operate at LOS C during both peak hours. All other intersections currently operate at LOS A or B during the peak periods.

The project is anticipated to generate 2,592 daily vehicle trips, including 483 AM trips and 285 PM trips as shown in Table 21. Figure 17 shows the distribution and assignment for traffic generated by the project. As shown, 20% of the project traffic is assigned to/from both the east and west via Slauson Avenue and Randolph Street and 10% of the project traffic is assigned to the north, south, east, and west along E. 61<sup>st</sup> Street and Carmelita Avenue.

**Table 21**  
**K-5 and 38 Apartments – Trip Generation Summary**

K-5 and 40 Apartments - Trip Generation Summary											
Trip Generation Rates*											
Land Use	Unit	ITE Land Code	Quantity	Daily Rate	AM Peak Hour Split			PM Peak Hour Split			
					Rate	In	Out	Rate	In	Out	
1. Apartments	DU	220	38	6.65	0.51	20%	80%	0.62	65%	35%	
2. Private School	SF	534	40,000	42.70	11.59	55%	45%	6.53	49%	51%	
Project Trip Generation											
Land Use	Quantity	ADT	AM Peak Hour Volume			PM Peak Hour Volume					
			Total	In	Out	Total	In	Out			
1. Apartments	38	253	19	4	15	24	16	8			
2. Private School	40,000	2,339	464	255	209	261	128	133			
<b>Total</b>			<b>2,592</b>	<b>259</b>	<b>224</b>	<b>144</b>	<b>141</b>				

\* Source: ITE Trip Generation Manual, 9th Edition

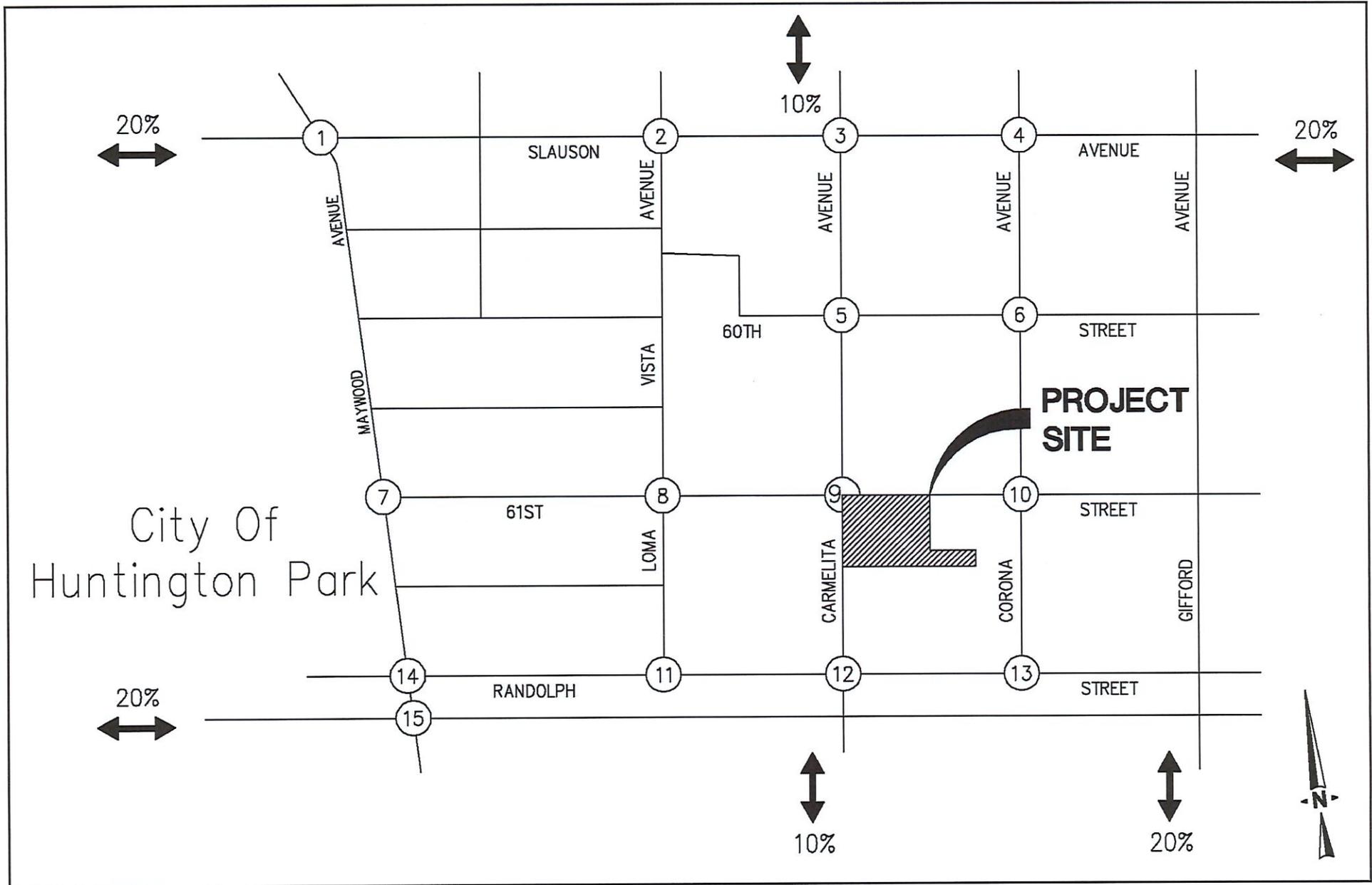
Table 22 shows the calculated intersection LOS of the area intersections by project traffic for the baseline year 2015. As shown, all of the intersections within the study area will continue to operate at Level of Service C or better with little change in the LOS compared to the baseline 2015 (no project) condition. The LOS will not change during either the AM or PM peak hour with the project in 2015 for eleven (11) intersections. Four (4) intersections are calculated to have a LOS change. The intersections of Corona Avenue/Slauson Avenue, and Carmelita Avenue/E. 61<sup>st</sup> Street will have a LOS change in the AM peak hour and Carmelita Avenue/Randolph Street in the PM peak hour. However, all four intersections will continue to operate at LOS C or better.

Based on the traffic report, all fifteen area intersections and associated roadway segments will continue to operate at existing acceptable levels of service and not be significantly impact by the project.

**TABLE 20  
2015 BASELINE LEVEL OF SERVICE AT STUDY AREA INTERSECTION**

Intersection	Existing (2014)				Existing (2014) plus Project				2015 Baseline			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS
1. Maywood Avenue/Slauson Avenue	25.8	C	20.8	C	26.5	C	21.3	C	26.0	C	20.9	C
2. Loma Vista Avenue/Slauson Avenue	20.4	C	15.6	B	20.4	C	15.7	B	20.6	C	15.8	B
3. Carmelita Avenue/Slauson Avenue	20.8	C	11.2	B	24.8	C	12.9	B	21.0	C	11.2	B
4. Corona Avenue/Slauson Avenue	17.2	B	13.7	B	20.5	C	15.1	B	17.4	B	13.7	B
5. Carmelita Avenue/60th Street	10.6	B	8.4	A	12.2	B	8.7	A	10.7	B	8.4	A
6. Corona Avenue/60th Street	10.4	B	7.8	A	11.6	B	8.1	A	10.5	B	7.8	A
7. Maywood Avenue/61st Street	15.0	C	12.3	B	15.7	C	13.9	B	15.1	C	12.3	B
8. Loma Vista Avenue/61st Street	8.5	A	7.8	A	8.9	A	7.9	A	8.6	A	7.8	A
9. Carmelita Avenue/61st Street	10.2	B	7.9	A	14.4	B	8.6	A	10.3	B	7.9	A
10. Corona Avenue/61st Street	10.1	B	7.7	A	13.2	B	8.1	A	10.3	B	7.7	A
11. Loma Vista Avenue/Randolph Street	11.3	B	10.1	B	12.7	B	10.7	B	11.3	B	10.1	B
12. Carmelita Avenue/Randolph Street	14.2	B	9.4	A	19.4	C	10.2	B	14.8	B	9.4	A
13. Corona Avenue/Randolph Street	13.5	B	10.6	B	16.6	C	11.4	B	13.5	B	10.6	B
14. Maywood Avenue/N. Randolph Street	18.6	B	14.2	B	21.5	C	15.9	B	18.7	B	14.2	B
15. Maywood Avenue/S. Randolph Street	27.5	C	30.2	C	28.2	C	30.9	C	27.6	C	30.3	C

# Huntington Park Private School/affordable Housing



**Project Trip**

*Source: VA Consulting,  
Inc.*

**Figure 17**

**TABLE 22  
2015 BASELINE PLUS PROJECT LEVEL OF SERVICE AT STUDY AREA INTERSECTIONS**

Intersection	Existing (2014)				Existing (2014) plus Project				2015 Baseline				2015 Baseline plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS	Delay (sec.)	LOS
1. Maywood Avenue/Slauson Avenue	25.8	C	20.8	C	26.5	C	21.3	C	26.0	C	20.9	C	26.8	C	21.4	C
2. Loma Vista Avenue/Slauson Avenue	20.4	C	15.6	B	20.4	C	15.7	B	20.6	C	15.8	B	20.6	C	15.8	B
3. Carmelita Avenue/Slauson Avenue	20.8	C	11.2	B	24.8	C	12.9	B	21.0	C	11.2	B	22.2	C	12.9	B
4. Corona Avenue/Slauson Avenue	17.2	B	13.7	B	20.5	C	15.1	B	17.4	B	13.7	B	20.7	C	15.0	B
5. Carmelita Avenue/60th Street	10.6	B	8.4	A	12.2	B	8.7	A	10.7	B	8.4	A	12.3	B	8.7	A
6. Corona Avenue/60th Street	10.4	B	7.8	A	11.6	B	8.1	A	10.5	B	7.8	A	11.7	B	8.1	A
7. Maywood Avenue/61st Street	15.0	C	12.3	B	15.7	C	13.9	B	15.1	C	12.3	B	15.8	C	12.1	B
8. Loma Vista Avenue/61st Street	8.5	A	7.8	A	8.9	A	7.9	A	8.6	A	7.8	A	8.9	A	7.9	A
9. Carmelita Avenue/61st Street	10.2	B	7.9	A	16.1	C	8.7	A	10.3	B	7.9	A	16.3	C	8.8	A
10. Corona Avenue/61st Street	10.1	B	7.7	A	12.4	B	8.0	A	10.3	B	7.7	A	12.5	B	8.0	A
11. Loma Vista Avenue/Randolph Street	11.3	B	10.1	B	12.7	B	10.7	B	11.3	B	10.1	B	12.8	B	10.7	B
12. Carmelita Avenue/Randolph Street	14.2	B	9.4	A	20.6	C	10.4	B	14.8	B	9.4	A	23.1	C	10.4	B
13. Corona Avenue/Randolph Street	13.5	B	10.6	B	14.8	B	11.0	B	13.5	B	10.6	B	14.9	B	11.0	B
14. Maywood Avenue/N. Randolph Street	18.6	B	14.2	B	21.5	C	15.9	B	18.7	B	14.2	B	21.6	C	15.9	B
15. Maywood Avenue/S. Randolph Street	27.5	C	30.2	C	28.2	C	30.9	C	27.6	C	30.3	C	28.4	C	31.1	C
17. Project Egress/Carmelita Ave	-	-	-	-	16.1	C	11.3	B	-	-	-	-	16.1	C	11.3	B

At the request of the City, additional traffic volume data including AM/PM (school peak) pedestrian volume counts and school PM peak hour vehicle traffic turning movement counts were collect at the following six intersections<sup>12</sup>. These six intersections were selected due to their proximity to the project and two area public schools: Nimitz Middle School and Huntington Park Elementary School.

- Carmelita Avenue and 60th Street (4-way stop control)
- Corona Avenue and 60th Street (4-way stop control)
- Loma Vista Avenue and E. 61st Street (4-way stop control)
- Carmelita Avenue and E. 61st Street (4-way stop control)
- Corona Avenue and E. 61st Street (4-way stop control)
- Carmelita Avenue and Randolph Street (4-way stop control)

The traffic and pedestrian volumes were collected Thursday, May 15, 2014. Each school was on a standard school day bell schedule. However, Nimitz Middle School also had an open house. As a result, the pedestrian volumes were higher than typical and are consistent with a very conservative analysis.

The six intersections are operating at a high level of service based on existing vehicle volumes. Considering the impact of high pedestrian volumes at each of these intersections, there is excess capacity to accommodate the additional delay caused by the pedestrian traffic volume. The actual LOS may be one to two levels lower at each intersection due to the pedestrian volume. However, in most cases the existing LOS would have to be reduced by four levels to reach LOS E before operation is considered unacceptable.

The updated Traffic Impact Analysis Addendum also analyzed the school traffic generation with a school based on the current private school of 34,740 square feet and a maximum of 400 students, compared to the previous private school at 40,000 square feet. The revised traffic generation for 400 students is shown below in Table 23. Compared to the previous school at 40,000 square feet, the current school is estimated to generate 1,935 average daily trips rather than the earlier 2,339, which is 404 fewer trips and a 22.4% traffic reduction during the critical AM peak hour.

**Table 23  
Estimated Traffic - 400 Student Private K-5 School**

Land Use	ITE Code	Unit	Quant.	ADT	AM In	AM Out	Total	PM In	PM Out	Total
Private School	534	Stu	400	1,935	198	162	360	113	127	240

The traffic analysis Addendum confirms the study area is typical of the conditions adjacent to public school facilities and have a pronounced AM peak hour that coincides with the peak of the surrounding roadway system and a school peak period that occurs early afternoon before the late afternoon traditional PM peak hour period. Even taking the high pedestrian volumes into account, the LOS of the intersections in the project area are considered acceptable and no significant traffic impacts would occur due to the project.

<sup>12</sup> VA Consulting, K-5 School and 38 Apartments Traffic Impact Analysis, Addendum, May 2014, Appendix D.

On-Site Circulation

The project proposes a two-lane one-way access road through the site with ingress at E. 61<sup>st</sup> Street and egress at Carmelita Avenue. Sight-distance requirements at the project driveways will be provided to meet City standards to determine the limits and placement of red curb markings to restrict on-street parking.

A drop-off/pick-up zone is designated along the access road on the east side of the school. The total length of on-site curb frontage available in this area for the drop-off/pick-up zone and vehicle queuing is approximately 135 feet and will accommodate 5-6 vehicles. Beyond the drop-off/pick-up zone, the access road curves to the west to Carmelita Avenue with a crosswalk located in the middle of the curve. The curb frontage in this area is approximately 150 feet in length and could accommodate 6-7 vehicles. There is a total of approximately 285 feet of curb frontage on-site available for vehicle drop-off/pick-up and queuing to accommodate approximately 12 vehicles.

It is not anticipated the proposed on-site vehicle storage capacity will meet the peak demand during school drop-off/pick-up periods, especially considering the impact of peak hour factors that reflect school drop-off/pick-up occurs in a condensed 20 to 30 minute period within the peak hour. It is calculated the required curb frontage necessary to accommodate the peak school period drop-off/pick-up is approximately 500 feet. Including off-site curb frontage along Carmelita Avenue (approximately 200') and E. 61<sup>st</sup> Street (approximately 150') there is a total of 635 feet of street curb frontage available. This source of street curb frontage (off-site) is anticipated to be heavily utilized during peak school pick/drop-off periods. Therefore, it is anticipated that some short-term local circulation impacts may occur during peak periods. The following measures are recommended to mitigate the impact of peak drop-off/pick-up school traffic for both on and off-site circulation.

**Mitigation Measure No. 5** Cone-off the ingress access driveway to one lane from E. 61<sup>st</sup> Street during peak times so that all vehicles entering the school site will be in a position to access the drop-off/pick-up zone and then transition the cones to open the 2<sup>nd</sup> lane for circulation (prior to the entrance to the parking structure). This will minimize weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access the school curb frontage. During off-peak periods both lanes can be accessed from E. 61<sup>st</sup> Street.

**Mitigation Measure No. 6** Close the cross-walk over the on-site access road to pedestrians during peak school periods. This is important because vehicle queuing at the drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side of the crosswalk. This crossing is not on any pedestrian routes to the school and being closed during student drop-off/pick-up times should not impact students or pedestrians. An alternate measure would be to provide a crossing guard at the crosswalk during school drop-off/pick-up times if remained open.

**Mitigation Measure No. 7** Prohibit drop-off/pick-up in the parking structure so that students do not cross in front of access road vehicles to access the school. Similarly, prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).

**Mitigation Measure No. 8** The school shall develop a drop-off/pick-up and parking circulation plan and shared with parents and enforced/monitored by trained school staff maximize safety and efficiency of school traffic circulation on and off-site.

b) **Less Than Significant Impact.** City staff has not identified any projects within the City of Huntington Park or adjacent cities that traffic from those projects along with the proposed project would have any significant cumulative traffic impacts. Therefore, the project will not cause any roadways or intersections to exceed, either individually or cumulatively, their current level of service.

c) **No Impact.** There are no bus turnouts on E. 61<sup>st</sup> Street or Carmelita Avenue adjacent to the site. The closest public transportation route to the site is the Metro bus lines 108 and 358 that run east and west along Slauson Avenue north of the site. The project will not change or alter the existing operations of the Metro bus line along Slauson Avenue north of the site. The project will not require the removal of any existing public or private bicycle racks. The project will not conflict with adopted policies, plans, or programs supporting alternative transportation such as bus turnouts or bicycle racks.

d) **Less Than Significant Impact.** The project will increase the number of vehicles that enter the site at the proposed driveways at E. 61<sup>st</sup> Street and Carmelita Avenue. The appropriate sight distance criteria as required by the City will be provided at both project driveway locations to allow for safe motor vehicle and delivery truck ingress and egress. The project would not have any significant vehicle site design or site access impacts.

e) **No Impact.** The proposed 28-foot wide driveways at E. 61<sup>st</sup> Street and Carmelita Avenue would allow and not restrict or impact emergency vehicle ingress and egress. The project site access does not pose any unique conditions that raise concerns for emergency access, such as narrow, winding roads or dead-end streets. The site plan will be reviewed and approved by the City's Traffic Engineer and the Los Angeles County Fire Department to ensure that site access complies with all emergency access standards. The project will not have any emergency access impacts.

f) **No Impact.** The project proposes to provide 100 parking spaces, including handicap spaces. The Municipal Code requires 100 parking spaces, including handicap spaces. Therefore, the project meets the City's parking code requirements. The project will not have a parking impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>3.16 Utilities and Service Systems</b>				
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 3.16 UTILITIES AND SERVICE SYSTEMS

a) **No Impact.** Like the previous residential use on the site, the project will be required to connect to the public wastewater treatment system. The wastewater that will be generated by the project will be similar quality to the wastewater that is generated by similar schools and residential development and will not exceed any wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. The project will not impact wastewater treatment requirements of the Regional Water Quality Control Board.

b) **No Impact.** The City of Huntington Park will provide water and wastewater services to the project. The project is estimated to consume approximately 10,656 gallons of water a day and generate approximately 9,072 gallons of wastewater a day as shown in Tables 24 and 25, respectively. The City has stated that it has adequate existing water and wastewater facilities to serve the project without the need to construct new facilities or expand existing facilities. The project will be required to install water fixtures to meet State mandated low flow water fixtures to minimize water consumption and generate minimal wastewater. The project will not have a significant impact to City water or wastewater facilities.

## Appendix B

### Aspire Antonio Maria Lugo Academy (AMLA)

#### Neighborhood Recruitment Plan 2019-2020

**CONTEXT:** Every year, AMLA conducts a lottery in order to enroll students in any open positions in grades 1-5 as well as enrollment two classes of kindergarteners, to reach but not exceed the enrollment of 400 students.

**GOAL:** In keeping with the Lottery Priority List, established in the Los Angeles County Office of Education-approved charter for AMLA, a **recruitment plan** will be created and implemented to ensure that as many families within the 61<sup>st</sup> and Carmelita area of Huntington Park are aware of the following:

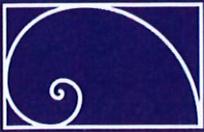
1. AMLA instructional program and the expectation of "College for Certain"
2. The lottery dates and procedures (Lottery Date: Friday, April 5, 2019)

#### RECRUITMENT PLAN

ACTIVITY	Dates	Person Responsible
<p><b>SIGNAGE</b> School will create large signs to display on the corner of Carmelita and 61<sup>st</sup> to inform community members of the following dates and location:</p> <ul style="list-style-type: none"> <li>• Open Houses</li> <li>• Lottery</li> </ul>	January 13 through April 5 (two months)	AMLA Principal with assistance from Regional Director of Operations
<p><b>NOTICES</b> 1-Flyers notifying community of the Open Houses and Lottery will be created and <u>posted</u> in local businesses and on car windows within a five block perimeter. 2-Flyers notifying community of the Open Houses and Lottery will be created and <u>mailed</u> to all residents within a five block perimeter. 3- Flyers and other information will be sent to Huntington Park city residents within a six block range 4- Principal will <u>connect</u> with both LAUSD principals in order to communicate opportunities for collaboration and shared community events.</p>	By April 15	AMLA School Principal and Office Manager
<p><b>OPEN HOUSES</b> Two open houses will be scheduled for area community members. (Spring 2019, Fall 2019) Topics include introduction to school program, calendar, meeting the principal and key staff, and</p>	One afternoon or evening in May or October	AMLA Dean of Instruction

enrollment/lottery information, as well as setting up school tours and assistance with signing up for the lottery.		
<p><b>LOTTERY</b></p> <p>Lottery date will be published and publicized, as noted above. It will be held in the library. Members of the HP City Council and Planning Commission will be formally invited to attend. The public is also invited to attend. Lottery results are immediately posted on the school windows, as well as the Wait Lists.</p>		<p>AMLA Principal and Office Manager, with assistance from the Regional Director of Operations.</p>

Note: By the Charter agreement, first priority for enrollment each year is given to 1) siblings of students already admitted to the charter school 2) Founding families ( not to exceed 10%) and children of Aspire Regularly employees (not to exceed 10%) 3) Children residing within the district 4) All other students who reside in the state of California



**ASPIRE**  
PUBLIC SCHOOLS

Antonio Maria Lugo Academy

**Open Enrollment**

## IMPORTANT ENROLLMENT DATES:



Open Enrollment Begins  
**January 22, 2018**



Open Enrollment Closes  
**March 9, 2018**



Placement Lottery  
**April 5, 2018**  
9:00 a.m.

**QUESTIONS?** Please contact our front office at 323-585-1153

### PROGRAMS:

- Response to Intervention
- Trauma/Mental Health
- Special Education
- Computer Literacy
- Blended Learning
- Student Council
- Art/Music

**If your child is a current student with Aspire AMLA Academy, He/She does not need to reapply.**

We serve students in grades TK-5<sup>th</sup>.

We believe that each scholar can and will attend college someday

- We begin discussing this with scholars as early as kindergarten
- We believe that every scholar is unique and has potential for greatness.



**APPLY ONLINE**  
[aspire.schoolmint.net](http://aspire.schoolmint.net)

Aspire Antonio Maria Lugo Academy  
6100 Carmelita Avenue | Huntington Park, CA 90255



**ASPIRE**  
PUBLIC SCHOOLS

Antonio Maria Lugo Academy

**Es Tiempo de Inscripciones**

## INFORMACION IMPORTANTE de INSCRIPCIONES:



Servimos a  
estudiantes del grado

**TK - 5**



Casa Abierta

**3 de Mayo @ 9 am**



Aceptando Formas de  
Interes

**Para 2019-20**

Preguntas? Favor de comunicarse a nuestra oficina al 323-585-1153

### PROGRAMAS:

- Respuesta a Intervencion
- Salud Mental/Trauma
- Educacion Especial
- Alfabetismo de Computadora
- Aprendizaje Combinado
- Consejo Estudiantil
- Arte/Musica

**Si su hijo es un estudiante actual de Aspire AMLA Academy, él/ella no necesita re aplicar.**

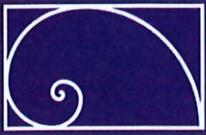
Nosotros creemos que cada estuante puede y debe atender al colegio algún día.

- Empezamos a hablar con los estudiantes sobre ello tan temprano como desde kínder.
- Nosotros creemos que cada estudiante es único y que tiene potencia para engrandecer.



**APPLY ONLINE**  
[aspire.schoolmint.net](http://aspire.schoolmint.net)

Aspire Antonio Maria Lugo Academy  
6100 Carmelita Avenue | Huntington Park, CA 90255



**ASPIRE**  
PUBLIC SCHOOLS

Antonio Maria Lugo Academy

**Es Tiempo de Inscripciones**

## Fechas Importantes de Inscripcion:



Inscripciones  
Comienzan

**Enero 22, 2018**



Inscripciones Terminan

**Marzo 9, 2018**



Dia de la Loteria

**Abril 5, 2018**

**9:00 a.m.**

Preguntas? Favor de comunicarse a nuestra oficina al 323-585-1153

### PROGRAMAS:

- Respuesta a Intervencion
- Salud Mental/Trauma
- Educacion Especial
- Alfabetismo de Computadora
- Aprendizaje Combinado
- Consejo Estudiantil
- Arte/Musica

**Si su hijo es un estudiante actual de Aspire AMLA Academy, él/ella no necesita reapplicar.**

Servimos a estudiantes del grado TK al 5.

Nosotros creemos que cada estuante puede y debe atender al colegio algún día.

- Empezamos a hablar con los estudiantes sobre ello tan temprano como desde kínder.
- Nosotros creemos que cada estudiante es único y que tiene potencia para engrandecer.



**APPLY ONLINE**

[aspire.schoolmint.net](http://aspire.schoolmint.net)

Aspire Antonio Maria Lugo Academy  
6100 Carmelita Avenue | Huntington Park, CA 90255



# LOS ANGELES

In **3** cities across **11** schools, Aspire Los Angeles is working to close the achievement gap and change the odds for our students.



Our purpose is to prepare our 17,000 TK-12 students for success in college, career, and life. We are Aspire Public Schools—40 community-based public charter schools in California and Tennessee.

[WWW.ASPIREPUBLICSCHOOLS.ORG](http://WWW.ASPIREPUBLICSCHOOLS.ORG)

## OUR MISSION



Increase the academic performance of underserved students



Develop effective educators



Share successful practices with other forward-thinking educators



Catalyze change in public schools

## OUR RESULTS



**ASPIRE ALUMNI ARE THREE TIMES AS LIKELY TO EARN A BACHELOR'S DEGREE OR HIGHER, COMPARED TO THE NATIONAL AVERAGE FOR LOW-INCOME STUDENTS.**

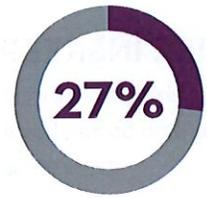
## 4,697 STUDENTS



LOW INCOME



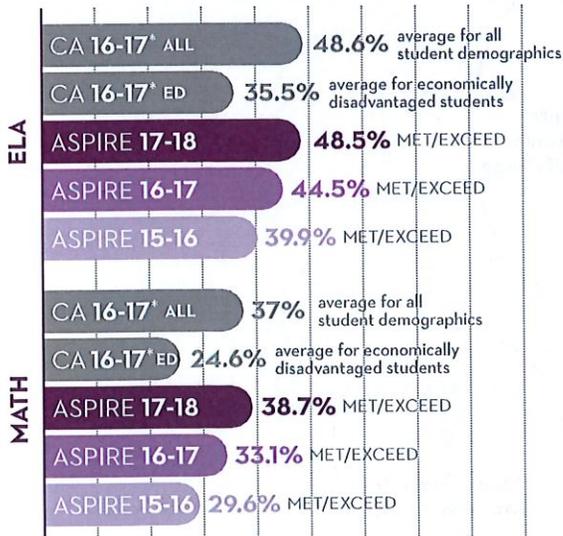
STUDENTS OF COLOR



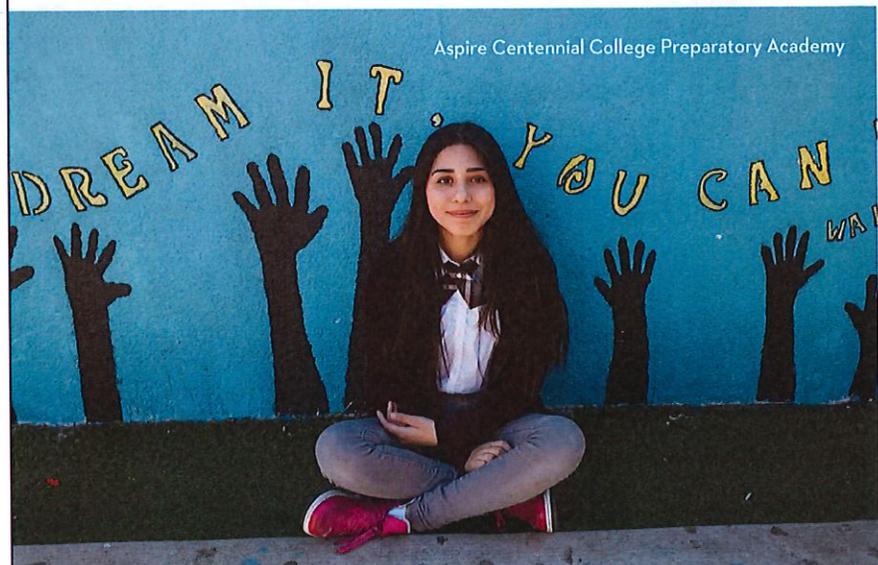
LIMITED ENGLISH PROFICIENCY

### CALIFORNIA STATE TEST SCORES

Based on Smarter Balanced Assessment Grade Level Standard



\*most recent data available



Aspire Centennial College Preparatory Academy

# Antonio Maria Lugo Academy

## 2019- 2020

***TK-5th Grade Lottery***

*April 5th, 2019 @ 9:00 am*



**Principal: Liliana Garcia**

# Lottery-Preference / Lotería-Preferencias

Friday, April 5, 2019 at 9:00 am

1. Siblings of students already admitted to the Charter School
2. Founding Families (not to exceed 10%) and children of Aspire Regular employees (not to exceed 10%)
3. Children residing within the District
4. All other students who reside in the state of California

## Applicants who are OFFERED a position

### Acceptance via Schoolmint

- If you were offered a position you must accept via Schoolmint by April 12, 2019

### Registration

- After accepting the position, you must start the registration process and it must be completed by **April 30, 2019**.
  - Please bring the following to the main office: *Student's Birth Certificate, Immunization Records, Registration Form, Enrollment Confirmation, Parent I.d. and Proof of Address*

### Timeline

- Student and parent Orientation-TBD (will be held in the summer)
- School starts on Tuesday, August 13, 2019
- All immunizations must be up to date, *prior to starting school*

### Helpful Tips

- If your phone number/email address changes, please make sure you call the main office at (323) 585.1153
- Please check your Schoolmint account/email account consistently so you can get information on time and you won't miss deadlines

## Waitlist Applicants

### Helpful Tips

- If you change your phone number/email address, please make sure you change it on the Schoolmint account. Otherwise, we will not be able to contact you if and when you are offered a placement
- Email is the best way we communicate with you. Please check your email regularly

- If you are accepted from the waitlist, you will receive an email/phone call with instructions

### Middle Schools/High Schools in the area

- Please refer to the attached sheet

## **Solicitantes que son OFRECIDOS una posición**

### Aceptación via Schoolmint

- Si se le ofrece una posición, usted debe aceptar por Schoolmint antes del 12 April 2019

### Registración

- Después de aceptar la posición, debe iniciar el proceso de registro y tiene que ser completado antes del 30 de abril de 2019
  - Favor de traer lo siguiente a la oficina principal: *La acta de nacimiento del estudiante, comprobante de vacunas, forma de registración, confirmación de inscripción y comprobante de domicilio*

### Fechas Importantes

- Orientación para padres y estudiantes- TBD (se llevará a cabo en el verano)
- Clases comienzan el martes, 13 de agosto del 2019
- Tiene que tener todas las vacunas requeridas antes de empezar las clases

### Consejos útiles

- Si su número de teléfono o su correo electrónico cambia, por favor asegúrese de llamar a la oficina principal al (323) 585.1153
- Por favor entre a su cuenta de Schoolmint o correo electrónico constantemente para que pueda obtener la información a tiempo y saber las fechas importantes

## **Solicitantes en Lista de Espera**

### Consejos útiles

- Si su número de teléfono o su correo electrónico cambia, por favor asegúrese de cambiarlo en su cuenta de Schoolmint para poder comunicarnos con usted en caso de que le ofrecemos una posición
- El correo electrónico es la mejor manera de comunicarnos con usted. Por favor revise su correo electrónico constantemente
- Si su estudiante es aceptado de la lista de espera, recibirá una llamada de teléfono o un mensaje por correo electrónico con instrucciones

**PC RESOLUTION NO. 2014-01**

**EXHIBIT D**

**CASE NO.** 2019-02 CUP

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**RESOLUTION NO. 2014-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA**

**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on July 2, 2014, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from AMG and Associates, LLC requesting approval of a Conditional Use Permit and a Development Permit to construct and operate a public charter school and 36 affordable dwelling units on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

**WHEREAS**, a Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; and

**WHEREAS**, the Planning Commission has considered the environmental impact information relative to the proposed entitlement; and

**WHEREAS**, all persons appearing for or against the approval of the proposed project and associated Negative Declaration were given the opportunity to be heard in connection with said matter; and

**WHEREAS**, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

**WHEREAS**, the Planning Commission is required to announce its findings and recommendations.

1           **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
2 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
3 **FOLLOWS:**

4           **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial  
5 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings  
6 in said IS/MND and determines that the project could have potential impacts on the  
7 environment, however through the incorporation of identified mitigation measures, those  
8 impacts can be reduced to a less than significant level and therefore the Planning Commission  
9 hereby adopts said IS/MND associated with the proposed project.

10           **SECTION 2:** The Planning Commission hereby makes the following Conditional Use  
11 Permit findings in connection with Case No. 2014-01 CUP/DP:

- 12           1. The proposed use is conditionally permitted within, and would not impair the  
13 integrity and character of, the subject zoning district and complies with all of the  
14 applicable provisions of this Code (Huntington Park Zoning Code Title 9); and
- 15           2. The proposed use is consistent with the General Plan; and
- 16           3. The approval of the Conditional Use Permit for the proposed use is in compliance  
17 with the requirements of the California Environmental Quality Act (CEQA) and the  
18 City's Guidelines; and
- 19           4. The design, location, size, and operating characteristics of the proposed use are  
20 compatible with the existing and planned future land uses within the general area  
21 in which the proposed use is to be located and will not create significant noise,  
22 traffic, or other conditions or situations that may be objectionable or detrimental  
23 to other permitted uses operating nearby or adverse to the public interest, health,  
24 safety, convenience, or welfare of the City; and
- 25           5. The subject site is physically suitable for the type and density/intensity of the use  
26 being proposed; and
- 27           6. There are adequate provisions for public access, water, sanitation, and public  
28

1 utilities and services to ensure that the proposed use would not be detrimental to  
2 public health and safety.

3 **SECTION 3:** The Planning Commission hereby makes the following Development  
4 Permit findings in connection with Case No. 2014-01 CUP/DP:

- 5 1. The proposed development is one permitted within the subject zoning district and  
6 complies with all of the applicable provisions of this Code, including prescribed  
7 development/site standards;
- 8 2. The proposed development is consistent with the General Plan;
- 9 3. The proposed development would be harmonious and compatible with existing and  
10 planned future developments within the zoning district and general area, as well as  
11 with the land uses presently on the subject property;
- 12 4. The approval of the Development Permit for the proposed project is in compliance  
13 with the requirements of the California Environmental Quality Act (CEQA) and the  
14 City's Guidelines;
- 15 5. The subject site is physically suitable for the type and density/intensity of use being  
16 proposed;
- 17 6. There are adequate provisions for public access, water, sanitation and public  
18 utilities and services to ensure that the proposed development would not be  
19 detrimental to public health, safety and general welfare; and
- 20 7. The design, location, size and operating characteristics of the proposed  
21 development would not be detrimental to the public health, safety, or welfare of the  
22 City.

23 **SECTION 4:** The Planning Commission hereby approves Case No. 2014-01 CUP/DP,  
24 subject to the execution and fulfillment of the following conditions:

25 **Mitigation Measures**

- 26 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private  
27 school operator shall implement a trip reduction plan that maintains less than 1,050  
28 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count

1 shall be performed by the school operator and submitted to the City annually to confirm  
2 compliance with the current threshold. Should the threshold change, the applicant shall  
3 provide documentation of compliance with the applicable SCAQMD significance threshold  
4 applicable at the time.

- 5 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt  
6 surfaces at least 3 times per day for fugitive dust suppression.
- 7 3. **Mitigation Measure No. 3:** A noise shield consisting of overlapping panels shall be  
8 installed along the length of the east and south side of the parking structure prior to the  
9 issuance of an occupancy permit for the school or residential units, whichever is first, to  
10 reduce noise levels to a maximum of 60 dB at the property line.
- 11 4. **Mitigation Measure No. 4:** Small bulldozers only shall operate within 56 feet of the  
12 nearest residential structure.
- 13 5. **Mitigation Measure No. 5:** Cone-off the ingress access driveway to one lane from E.  
14 61st Street during peak times so that all vehicles entering the school site will be in a  
15 position to access the drop-off/pick-up zone and then transition the cones to open the 2nd  
16 lane for circulation (prior to the entrance to the parking structure). This will minimize  
17 weaving/merging and keep the circulation lane clear of stopped vehicles waiting to access  
18 the school curb frontage. During off-peak periods both lanes can be accessed from E. 61st  
19 Street.
- 20 6. **Mitigation Measure No. 6:** Close the cross-walk over the on-site access road to  
21 pedestrians during peak school periods. This is important because vehicle queuing at the  
22 drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school  
23 side of the crosswalk. This crossing is not on any pedestrian routes to the school and being  
24 closed during student drop-off/pick-up times should not impact students or pedestrians.  
25 An alternate measure would be to provide a crossing guard at the crosswalk during school  
26 drop-off/ pick-up times if remained open.
- 27 7. **Mitigation Measure No. 7:** Prohibit drop-off/pick-up in the parking structure so that  
28 students do not cross in front of access road vehicles to access the school. Similarly,  
prohibit drop-off/pick-up from the circulation lane (lane adjacent to the parking structure).
8. **Mitigation Measure No. 8:** The school shall develop a drop-off/pick-up and parking  
circulation plan and shared with parents and enforced/monitored by trained school staff  
maximize safety and efficiency of school traffic circulation on and off-site.

## 24 **Project Design**

- 25 9. As part of the development of the school, prior to the issuance of a certificate of occupancy,  
26 a recreation area shall be provided, which may consist of blacktop and/or landscaped  
27 areas improved with playground equipment or other recreational facilities and equipment.
- 28 10. Project plans and drawings shall be submitted to the Los Angeles County Fire Department  
(LACoFD) for review and recommendations regarding emergency access to buildings and

1 fire hydrant locations, and other applicable requirements. LACoFD approval of the project  
2 plans shall be demonstrated to the satisfaction of the Director of Community Development  
prior to issuance of demolition or grading permits for the project.

- 3 11. The following security measures shall be included in the project design for the school:
- 4 a. A minimum of seven before- and after-school monitors shall be posted at the
  - 5 entrances of the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at
  - 6 the ingress and egress points of the private street, and at the drop-off/pick-up area
  - to control traffic ingress and egress to the school property and to ensure that
  - pedestrians and vehicles observe all traffic restrictions.
  - 7 b. Pathways for all crossings shall be provided and shall be clearly marked.
  - 8 c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),
  - shall be diligently removed within a reasonable time period.
- 9 12. That the property owner shall grant either by the covenants, conditions and restrictions
- 10 (CC&R's) for the subject property, or by a separate covenant recorded against the subject
- 11 property, the right of entry to authorized City employees and/or agents for the purpose of
- removing or painting over graffiti from structures on the subject property, prior to
- authorization to operate.
- 12 13. That the property comply with the City's Standards for Exterior Colors, Section 9-
- 13 3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of
- Occupancy.
- 14 14. That all signs on the site be installed in compliance with the City's sign regulations and/or
- 15 Sign Program and that approval be obtained through a Sign Design Review prior to
- 16 installation.
- 17 15. That the applicant install 8-foot high decorative block walls along the south and east
- 18 property lines as approved by the Planning Division.

19 **Aesthetics**

- 20 16. Building materials shall not be reflective or produce meaningful amounts of glare.
- 21 17. Mesh Fencing during Construction - The portions of the project site under construction
- 22 shall be temporarily concealed from public view through the installation of mesh screening
- along the perimeter fence.
- 23 18. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project
- 24 site and away from adjacent residential uses. Outdoor lighting will be limited to security
- 25 lighting of walkways and parking areas. All security lighting will be fitted with side shields
- and hoods to avoid spill light, glare, and sky glow.
- 26 19. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup>
- 27 Street and Carmelita Avenue; with the exception of driveways and walkways and that
- 28 landscaping be provided in areas not used for vehicle parking, vehicle circulation or
- pedestrian access. A landscape plan designed by a Registered Landscape Architect shall

1 be provided for the entire property showing planter design, schedule of plant material,  
2 planter location and method of automatic permanent irrigation. The plan shall be submitted  
3 to, and approved by the Planning Division, and such landscaping shall be installed and  
4 planted according to such approved plan, prior to issuance of the certificate of occupancy,  
5 and shall thereafter be continuously and permanently maintained.

6 20. That street trees with decorative plastic or permeable concrete grates be installed along  
7 the frontages of Carmelita Avenue and 61st Street Rita Avenue at 40-feet on center, or as  
8 indicated on approved plans. The trees shall be 24-inch box minimum and the species of  
9 trees shall be determined by the City's Public Works Department. Installation and  
10 maintenance shall also be per the Public Works Department requirements.

11 21. That all proposed on-site utilities, including electrical and equipment wiring, shall be  
12 installed underground and shall be completely concealed from public view as required by  
13 the City prior to issuance of Certificate of Occupancy.

14 22. That all existing and/or proposed mechanical equipment and appurtenances, including  
15 satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on  
16 the structure or property shall be completely shielded/enclosed so as not to be visible from  
17 public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
18 compatible design related to the building structure for which such facilities are intended to  
19 serve and shall be installed prior to the issuance of the Certificate of Occupancy as  
20 approved by the Planning Division.

21 23. That the use be conducted, and the property be maintained in a clean, neat, quiet, and  
22 orderly manner at all times and comply with the property maintenance standards as set  
23 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

24 24. That decorative paving be provided and maintained at the driveway entrance along public  
25 alley at the rear of the property, as approved by the Planning Division, prior to issuance of  
26 the Certificate of Occupancy.

## 27 **Noise**

28 25. Equipment operational noise shall comply with the City's standard of 50 dBA during  
daytime operations, and 40 dBA during nighttime operations at any property line.

26 26. All interior walls shall be designed in accordance with the LAUSD's standards for schools  
27 with interior multipurpose rooms and physical education facilities as applicable.

28 27. Noise generated by the proposed project shall be in compliance with the noise limitations  
per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

1 **Traffic and Circulation**

2 28. That the City, in its discretion, may request the school operator to shift/stagger school start  
3 and end times in order to reduce traffic congestion associated to Nimitz Middle School and  
4 Huntington Park Elementary School.

5 29. That the vehicle circulation areas and parking structure be paved and striped as approved  
6 by the Planning Division, prior to issuance of the Certificate of Occupancy.

7 30. That all required off-street parking and loading spaces comply with the minimum  
8 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the  
9 Certificate of Occupancy.

10 31. A School Safety Plan shall be developed to implement a program of student supervision,  
11 traffic and pedestrian control, signage, and safety procedures. The Plan will include  
12 measures to ensure a high level of pedestrian safety, such as: school warning and speed  
13 limit signs, school crossing guards and crosswalks, pavement markings, and clearly  
14 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"  
15 map for distribution to all school attendees with clear guidance on safe pedestrian access  
16 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures  
17 and safe evacuation routes in the event of an accident or emergency. The Plan shall be  
18 finalized and implemented in coordination with the City. The schools shall provide an  
19 orientation on school safety for students at the beginning of each school year and as  
20 necessary throughout the year to maintain safe school practices.

21 32. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop"  
22 signs at the exit/egress point of the private street, subject to approval by the City of  
23 Huntington Park.

24 33. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop"  
25 signs at the exit/egress point of the private street, subject to approval by the City.

26 34. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with  
27 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit  
28 driveway of the private street located along of Carmelita Avenue.

35. Prior to issuance of a Certificate of Occupancy for Phase I of the project, the applicant  
shall develop a Comprehensive Parking Plan and shall submit the Plan to the City for  
review and approval. The Plan shall contain the following elements:

- a. Assigned parking spaces for staff
- b. Written traffic and parking policy for distribution to staff and parents
- c. Traffic and parking monitors
- d. Signage
- e. An event parking plan
- f. A plan for adequate off-street parking that avoids school visitors or staff parking in residential neighborhoods or unauthorized parking on nearby properties.

1 **General Conditions**

2 36. That the applicant/property owner and each successor in interest to the property which is  
3 the subject of this project shall defend, indemnify and hold harmless the City of Huntington  
4 Park and its agents, officers, and employees from any claim, action or proceedings, liability  
5 cost, including attorney's fees and costs against the City or its agents, officers or  
6 employees, to attack, set aside, void or annul any approval of the City, City Council,  
7 Planning Commission, or Design Review Board concerning this project. The City shall  
8 promptly notify the applicant of any claim, action or proceeding and should cooperate fully  
9 in the defense thereof.

10 37. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
11 corrections and conditions, the property shall be developed substantially in accordance  
12 with the applications, environmental assessment, and plans submitted.

13 38. That the proposed project shall comply with all applicable federal, state and local agency  
14 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,  
15 and Business License Regulations of the City of Huntington Park.

16 39. That a two separate ninety-six (96) square foot decorative trash enclosure be provided on-  
17 site and that a decorative trellis, as approved by the Planning Division, be installed above  
18 the required trash enclosure prior to issuance of Certificate of Occupancy. The design  
19 and location shall be approved by the Planning Division. Trash bins shall be kept within  
20 the approved trash enclosure area only, and trash area shall be kept free of trash overflow  
21 and maintained in a clean manner at all times.

22 40. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-  
23 3.809(6). Such lighting shall be decorative and installed as approved by the Planning  
24 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of  
25 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the  
26 illumination of such shall be projected towards the site and away from all adjacent  
27 properties, public streets, and rights-of-way.

28 41. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu  
art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit  
issuance.

42. That the school operator shall obtain a City of Huntington Park Business License prior to  
commencing business operations.

43. That public improvements be completed per the City Engineer's requirements prior to  
issuance of the Certificate of Occupancy as follows:

- a. Remove and replace all public improvements damaged by construction per City Engineer's requirements; and
- b. Repair and/or replace any abutting substandard or damaged public improvements as required by the City Engineer.

1 c. Install all new driveways per City Engineer's requirements; and

2 44. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the  
3 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and  
4 6318-029-900, into one (1) parcel.

5 45. That the applicant comply with the requirements of County Sanitation District of Los  
6 Angeles.

7 46. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
8 Park Municipal Code relating to Storm Water Management. The applicant shall also  
9 comply with all requirements of the National Pollutant Discharge Elimination System  
(NPDES), Model Programs, developed by the County of Los Angeles Regional Water  
Quality Board. This includes compliance with the City's Low Impact Development (LID)  
requirements.

10 47. That the Conditional Use Permit shall expire in the event the entitlement is not exercised  
11 within one (1) year from the date of approval, unless an extension has been granted by  
the Planning Commission.

12 48. That the entitlement shall be subject to review for compliance with conditions of the  
13 issuance at such intervals as the City Planning Commission shall deem appropriate.

14 49. That should the operation of this establishment be granted, deemed, conveyed,  
15 transferred, or should a change in management or proprietorship occur at any time, this  
Conditional Use Permit shall be reviewed.

16 50. That any violation of the conditions of this entitlement may result in a citation or revocation  
17 of the entitlement.

18 51. That the applicant be required to apply for a new entitlement if any alteration, modification,  
19 or expansion would increase the existing area of the use or if the location is modified from  
that approved by the Planning Commission.

20 52. That if the use ceases to operate for a period of six (6) months the entitlement shall be null  
21 and void.

22 53. That this permit may be subject to additional conditions after its original issuance. Such  
23 conditions shall be imposed by the City Planning Commission as deemed appropriate to  
24 address problems of land use compatibility, operations, aesthetics, security, noise, safety,  
crime control, or to promote the general welfare of the City.

25 54. That the Director of Community Development or his designee is authorized to make minor  
26 modifications to the approved preliminary plans or any of the conditions if such  
27 modifications shall achieve substantially the same results, as would strict compliance with  
28 said plans and conditions.

1 55. The applicant and/or school operator shall provide the City with contact information for a  
2 designated responsible party at the school responsible for resolution of complaints and  
3 operational and permit condition issues. Contact information shall be kept current and the  
4 Planning Division shall be notified of any change in contact information.

5 56. School enrollment shall not exceed 400 students.

6 57. The schools shall be operated in a manner consistent with the School Charter issued by  
7 the LAUSD.

8 58. That the applicant and property owner agree in writing to the above conditions.

9 **SECTION 5:** This resolution shall not become effective until 15 days after the date of  
10 decision rendered by the Planning Commission, unless within that period of time it is appealed  
11 to the City Council. The decision of the Planning Commission shall be stayed until final  
12 determination of the appeal has been effected by the City Council.

13 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption  
14 of this resolution and a copy thereof shall be filed with the City Clerk.

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1 **PASSED, APPROVED, AND ADOPTED** this 2<sup>nd</sup> day of July, 2014 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSTAIN:

6 ABSENT:

7 HUNTINGTON PARK PLANNING COMMISSION

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11 Chairperson

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14 ATTEST:

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18 Secretary

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**PC RESOLUTION NO. 2014-01A**

**EXHIBIT E**

**CASE NO.** 2019-02 CUP

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**RESOLUTION NO. 2014-01A**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A MODIFICATION OF CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT CASE NO. 2014-01 BY REMOVING THE CONSTURCITON OF A 5-STORY STRUCUTRE CONTAINING 100 OFF-STREET PARKING SPACES AND 36 APARTMENTS AND THE ADOPTION OF AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH REAL PROPERTY LOCATED AT 6100 CARMELITA AVENUE, HUNTINGTON PARK, CALIFORNIA**

**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California at 6:30 p.m. on April 20, 2016, pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Carolyn Choy of Aspire Public Schools requesting approval of a Modification to Conditional Use Permit and a Development Permit Case No. 2014-01 by removing the request to construct a 5-story structure consisting of 100 off-street parking spaces and 36 affordable apartments on a privately-owned property located at 6100 Carmelita Avenue, within the R-H (High-Density Residential) Zone on the following described property:

Assessor's Parcel Nos. 6318-028-900 and 6318-029-900; City of Huntington Park, County of Los Angeles; and

**WHEREAS**, the public hearing was continued to the March 18, 2016 Planning Commission meeting; and

**WHEREAS**, a public hearing was held at Freedom Park, 3801 E. 61<sup>st</sup> Street, Huntington Park, CA at 6:30 p.m.; and

**WHEREAS**, the public hearing was continued to the June 15, 2016 Planning Commission meeting; and

**WHEREAS**, a Mitigated Negative Declaration has been prepared in compliance with the provisions of the California Environmental Quality Act (hereinafter "CEQA") (California Public Resources Code Sections 21000 et seq.) and State CEQA guidelines (Sections 15000 et seq.) and made available for public review and comment in accordance with CEQA; and

**WHEREAS**, the Planning Commission has considered the environmental impact

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1 information relative to the entitlement on July 2, 2014; and

2       **WHEREAS**, since the time of adoption of the Mitigated Negative Declaration, changes  
3 to the project have occurred by removing the request to construct a 5-story structure  
4 consisting of 100 off-street parking spaces and 36 affordable apartments; and

5       **WHEREAS**, the changes required the City of Huntington Park to prepare a CEQA  
6 Addendum to the Adopted Mitigated Negative Declaration; and

7       **WHEREAS**, none of the conditions described in CEQA Guidelines section 15162 have  
8 occurred as a result of the design changes.

9       **WHEREAS**, all persons appearing for or against the approval of the proposed project  
10 and addendum to the Mitigated Negative Declaration were given the opportunity to be heard  
11 in connection with said matter; and

12       **WHEREAS**, all written comments received prior to the hearing, and responses to such  
13 comments, were reviewed by the Planning Commission; and

14       **WHEREAS**, the Planning Commission is required to announce its findings and  
15 recommendations.

16       **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
17 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
18 **FOLLOWS:**

19       **SECTION 1:** That in accordance with CEQA and based on the evidence in the Initial  
20 Study/Mitigated Negative Declaration (IS/MND), the Planning Commission adopts the findings  
21 in said IS/MND and determines that the project could have potential impacts on the  
22 environment, however through the incorporation of identified mitigation measures, those  
23 impacts can be reduced to a less than significant level and therefore the Planning Commission  
24 hereby adopts said IS/MND associated with the proposed project.

25       **SECTION 2:** The Planning Commission hereby makes the following Conditional Use  
26 Permit findings in connection with Case No. 2014-01A CUP/DP:

- 27       1. The proposed use is conditionally permitted within, and would not impair the  
28

1 integrity and character of, the subject zoning district and complies with all of the  
2 applicable provisions of this Code (Huntington Park Zoning Code Title 9) ***in that***  
3 ***private schools require a Conditional Use Permit within the Residential High***  
4 ***Density (RH) zone and the removal of the request to construct a 5-story***  
5 ***structure consisting of 100 off-street parking spaces and 36 affordable***  
6 ***apartments would not impair the integrity and character of the surrounding***  
7 ***area. In addition, conditions of approval have been incorporated***  
8 ***addressing issues of concern, including, but not limited to, traffic and***  
9 ***circulation***; and

10 2. The proposed use is consistent with the General Plan ***in that the proposed***  
11 ***project will continue to be consistent with Goal 1.0 and Goal 2.0 of the***  
12 ***Huntington Park General Plan by providing for a mix of land uses which***  
13 ***meets the diverse needs of all Huntington Park residents, offers a variety of***  
14 ***employment opportunities, and allows for the capture of regional growth by***  
15 ***providing additional educational services to the residents. In addition, the***  
16 ***proposed project would be compatible with and complement existing land***  
17 ***uses by having a structure that is similar in height and design to the***  
18 ***surrounding neighborhood***; and

19 3. The approval of the Conditional Use Permit for the proposed use is in compliance  
20 with the requirements of the California Environmental Quality Act (CEQA) and the  
21 City's Guidelines ***in that the City of Huntington Park considered a Mitigated***  
22 ***Negative Declaration for the project on July 2, 2014 and an Addendum to***  
23 ***the Mitigated Negative Declaration was determined to be adequate pursuant***  
24 ***to section 15164 of the CEQA Handbook***; and

25 4. The design, location, size, and operating characteristics of the proposed use are  
26 compatible with the existing and planned future land uses within the general area  
27 in which the proposed use is to be located and will not create significant noise,  
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1 traffic, or other conditions or situations that may be objectionable or detrimental  
2 to other permitted uses operating nearby or adverse to the public interest, health,  
3 safety, convenience, or welfare of the City ***in that, as conditioned, the existing***  
4 ***school will continue to operate at the subject site and will implement the***  
5 ***Traffic Congestion Relief Plan in order to provide measures to reduce the***  
6 ***impact the neighborhood has experienced due to traffic. In addition, the***  
7 ***removal of the request to construct a 5-story structure consisting of 100 off-***  
8 ***street parking spaces and 36 affordable apartments is anticipated to help***  
9 ***with the vehicle traffic issues in that anticipated volumes of traffic***  
10 ***generated by the apartments will not occur*** ; and

11 5. The subject site is physically suitable for the type and density/intensity of the use  
12 being proposed ***in that the removal of the 5-story structure consisting of 100***  
13 ***off-street parking spaces and 36 affordable apartments will be replaced with***  
14 ***45 off-street parking spaces which will be utilized by the existing school*** ;  
15 and

16 6. There are adequate provisions for public access, water, sanitation, and public  
17 utilities and services to ensure that the proposed use would not be detrimental to  
18 public health and safety ***in that the project was approved and issued permits***  
19 ***by the appropriate agencies, including, but not limited to water, sanitation,***  
20 ***and public utilities.***

21 **SECTION 3:** The Planning Commission hereby makes the following Development  
22 Permit findings in connection with Case No. 2014-01A CUP/DP:

23 1. The proposed development is one permitted within the subject zoning district and  
24 complies with all of the applicable provisions of this Code, including prescribed  
25 development/site standards ***in that the removal of the request to construct a***  
26 ***5-story structure consisting of 100 off-street parking spaces and 36***  
27 ***affordable apartments will continue to comply with the underlying zoning of***  
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1            ***the subject site, as schools are conditionally permitted uses within the RH***  
2            ***zone.;***

3            2. The proposed development is consistent with the General Plan ***in that the***  
4            ***proposed project will continue to be consistent with Goal 1.0 and Goal 2.0 of***  
5            ***the Huntington Park General Plan by providing for a mix of land uses which***  
6            ***meets the diverse needs of all Huntington Park residents, offers a variety of***  
7            ***employment opportunities, and allows for the capture of regional growth by***  
8            ***providing additional educational services to the residents. In addition, the***  
9            ***proposed project would be compatible with and complement existing land***  
10           ***uses by having a structure that is similar in height and design to the***  
11           ***surrounding neighborhood;***

12           3. The proposed development would be harmonious and compatible with existing and  
13           planned future developments within the zoning district and general area, as well as  
14           with the land uses presently on the subject property ***in that the removal of the***  
15           ***request to construct a 5-story structure consisting of 100 off-street parking***  
16           ***spaces and 36 affordable apartments and the existing school will be***  
17           ***harmonious and compatible with existing and planned future developments***  
18           ***within the general area due to the fact the schools are typically located in***  
19           ***residential zones. In addition, the existing school structure is compatible***  
20           ***with surrounding buildings within the general area;***

21           4. The approval of the Development Permit for the proposed project is in compliance  
22           with the requirements of the California Environmental Quality Act (CEQA) and the  
23           City's Guidelines ***in that the City of Huntington Park considered a Mitigated***  
24           ***Negative Declaration for the project on July 2, 2014 and an Addendum to the***  
25           ***Mitigated Negative Declaration was determined to be adequate pursuant to***  
26           ***section 15164 of the CEQA Handbook;***

27           5. The subject site is physically suitable for the type and density/intensity of use being  
28

1 proposed *in that the removal of the 5-story structure consisting of 100*  
2 *off-street parking spaces and 36 affordable apartments will be replaced with*  
3 *45 off-street parking spaces which will be utilized by the existing school;*

4 6. There are adequate provisions for public access, water, sanitation and public  
5 utilities and services to ensure that the proposed development would not be  
6 detrimental to public health, safety and general welfare *in that the project was*  
7 *approved and issued permits by the appropriate agencies, including, but not*  
8 *limited to water, sanitation, and public utilities;* and

9 7. The design, location, size and operating characteristics of the proposed  
10 development would not be detrimental to the public health, safety, or welfare of the  
11 City *in that as conditioned, the proposed project is anticipated to reduce*  
12 *traffic congestion within the area and improve existing conditions within the*  
13 *area. The existing school was designed and built to comply with all current*  
14 *zoning codes and has operated since August 2015..*

15 **SECTION 4:** The Planning Commission hereby approves Case No. 2014-01A  
16 CUP/DP, subject to the execution and fulfillment of the following conditions:

17 **Mitigation Measures**

- 18 1. **Mitigation Measure No. 1:** Prior to the issuance of a certificate of occupancy, the private  
19 school operator shall implement a trip reduction plan that maintains less than 1,050  
20 inbound trips per day (a minimum 11% reduction) for the school. An annual vehicle count  
21 shall be performed by the school operator and submitted to the City annually to confirm  
22 compliance with the current threshold. Should the threshold change, the applicant shall  
23 provide documentation of compliance with the applicable SCAQMD significance threshold  
24 applicable at the time.
- 25 2. **Mitigation Measure No. 2:** The construction contractor shall water all exposed dirt  
26 surfaces at least 3 times per day for fugitive dust suppression.
- 27 3. **Mitigation Measure No. 3:** Small bulldozers only shall operate within 56 feet of the  
28 nearest residential structure.
4. **Mitigation Measure No. 4:** Close the cross-walk over the on-site access road to  
pedestrians during peak school periods. This is important because vehicle queuing at the  
drop-off/pick-up zone is anticipated to block sight distance to pedestrians on the school side

1 of the crosswalk. This crossing is not on any pedestrian routes to the school and being  
2 closed during student drop-off/pick-up times should not impact students or pedestrians. An  
3 alternate measure would be to provide a crossing guard at the crosswalk during school  
4 drop-off/ pick-up times if remained open. This is the crosswalk inside the school along the  
5 drop off lanes. If the City determines that both drop off lanes are needed to reduce queuing  
6 on the public street than the crosswalk will need to remain open and trained staff will need  
7 to supervise and be stationed at the crosswalk.

- 8
- 9 **5. Mitigation Measure No. 5:** The school shall develop a drop-off/pick-up and parking  
10 circulation plan and shared with parents and enforced/monitored by trained school staff  
11 to maximize the safety and efficiency of school traffic circulation on and off-site. School  
12 shall submit plan, and material updates, to City for review and approval prior to the start of  
13 the new school year.

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### Project Design

6. As part of the development of the school, prior to the issuance of a certificate of occupancy,  
a recreation area shall be provided, which may consist of blacktop and/or landscaped  
areas improved with playground equipment or other recreational facilities and equipment.
7. Project plans and drawings shall be submitted to the Los Angeles County Fire Department  
(LACoFD) for review and recommendations regarding emergency access to buildings and  
fire hydrant locations, and other applicable requirements. LACoFD approval of the project  
plans shall be demonstrated to the satisfaction of the Director of Community Development  
prior to issuance of demolition or grading permits for the project.
8. The following security measures shall be included in the project design for the school:
- a. A minimum of seven before- and after-school monitors shall be posted at the  
entrances of the school, at the intersection of Carmelita Avenue and 61<sup>st</sup> Street, at  
the ingress and egress points of the private street, and at the drop-off/pick-up area  
to control traffic ingress and egress to the school property and to ensure that  
pedestrians and vehicles observe all traffic restrictions.
  - b. Pathways for all crossings shall be provided and shall be clearly marked.
  - c. Any graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d),  
shall be diligently removed within a reasonable time period.
9. That the property owner shall grant either by the covenants, conditions and restrictions  
(CC&R's) for the subject property, or by a separate covenant recorded against the subject  
property, the right of entry to authorized City employees and/or agents for the purpose of  
removing or painting over graffiti from structures on the subject property, prior to  
authorization to operate.
10. That the property comply with the City's Standards for Exterior Colors, Section 9-  
3.103(3)(A) of the Huntington Park Municipal Code, prior to issuance of the Certificate of  
Occupancy.

- 1 11. That all signs on the site be installed in compliance with the City's sign regulations and/or  
2 Sign Program and that approval be obtained through a Sign Design Review prior to  
3 installation.
- 4 12. That the applicant shall install 8-foot high decorative block walls along the south and east  
5 property lines as approved by the Planning Division. A block wall measuring 30 inches in  
6 height shall be installed along the 10'-0" front and street side yard setbacks, as  
7 measured from the property line.

8 **Aesthetics**

- 9 13. Building materials shall not be reflective or produce meaningful amounts of glare.
- 10 14. Mesh Fencing during Construction - The portions of the project site under construction  
11 shall be temporarily concealed from public view through the installation of mesh screening  
12 along the perimeter fence.
- 13 15. Exterior lighting shall be low-wattage and shall be shielded and directed onto the project  
14 site and away from adjacent residential uses. Outdoor lighting will be limited to security  
15 lighting of walkways and parking areas. All security lighting will be fitted with side shields  
16 and hoods to avoid spill light, glare, and sky glow.
- 17 16. That a minimum 10'-0" landscape planter and permanent irrigation be provided along 61<sup>st</sup>  
18 Street and Carmelita Avenue; with the exception of driveways and walkways and that  
19 landscaping be provided in areas not used for vehicle parking, vehicle circulation or  
20 pedestrian access. A landscape plan designed by a Registered Landscape Architect shall  
21 be provided for the entire property showing planter design, schedule of plant material,  
22 planter location and method of automatic permanent irrigation. The plan shall be submitted  
23 to, and approved by the Planning Division, and such landscaping shall be installed and  
24 planted according to such approved plan, prior to issuance of the certificate of occupancy,  
25 and shall thereafter be continuously and permanently maintained.
- 26 17. That street trees with decorative plastic or permeable concrete grates be installed along the  
27 frontages of Carmelita Avenue and 61st Street at 40-feet on center, or as indicated on  
28 approved plans. The trees shall be 24-inch box minimum and the species of trees shall  
be determined by the City's Public Works Department. Installation and maintenance shall  
also be per the Public Works Department requirements.
18. That all proposed on-site utilities, including electrical and equipment wiring, shall be  
installed underground and shall be completely concealed from public view as required by  
the City prior to issuance of Certificate of Occupancy.
19. That all existing and/or proposed mechanical equipment and appurtenances, including  
satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on  
the structure or property shall be completely shielded/enclosed so as not to be visible from  
public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of  
compatible design related to the building structure for which such facilities are intended to

1 serve and shall be installed prior to the issuance of the Certificate of Occupancy as  
2 approved by the Planning Division.

3 20. That the use be conducted, and the property be maintained in a clean, neat, quiet, and  
4 orderly manner at all times and comply with the property maintenance standards as set  
5 forth in the Huntington Park Municipal Code Sections 8-9.02.1 and 9-3.103.18.

6 21. That decorative paving be provided and maintained at the driveway entrance along 61st  
7 St, as approved by the Planning Division, prior to issuance of the Certificate of Occupancy.

#### 8 **Noise**

9 22. Equipment operational noise shall comply with the City's standard of 50 dBA during  
10 daytime operations, and 40 dBA during nighttime operations at any property line.

11 23. All interior walls shall be designed in accordance with the California Division of the State  
12 Architect and California Department of Education's standards for schools with interior  
13 multipurpose rooms and physical education facilities as applicable.

14 24. Noise generated by the proposed project shall be in compliance with the noise limitations  
15 per Section 9-3.507 (Specific Requirements) of Huntington Park's Municipal Code.

#### 16 **Traffic and Circulation**

17 25. That the City, at its discretion, may request the school operator to shift/stagger school start  
18 times by 20 minutes and end times by 45 minutes in order to reduce traffic congestion  
19 associated with Aspire's close proximity to Nimitz Middle School and Huntington Park  
20 Elementary School. The applicant shall make a reasonable effort to coordinate with Nimitz  
21 Middle School and Huntington Park Elementary School at the start of each school year in  
22 order to avoid the traffic congestion associated with overlapping start and end times and  
23 special events. Start and End times shall be filed with the City Engineer every other year  
24 and at the satisfaction of the City.

25 26. That the vehicle circulation areas be paved and striped as approved by the Planning  
26 Division, prior to issuance of the Certificate of Occupancy.

27 27. That all required off-street parking and loading spaces comply with the minimum  
28 dimensions as set forth within the Huntington Park Municipal Code prior to issuance of the  
Certificate of Occupancy.

29 28. A School Safety Plan shall be developed to implement a program of student supervision,  
30 traffic and pedestrian control, signage, and safety procedures. The Plan will include  
31 measures to ensure a high level of pedestrian safety, such as: school warning and speed  
32 limit signs, school crossing guards and crosswalks, pavement markings, and clearly  
33 marked passenger drop-off zones. The Plan will also include a "Safe Routes to School"  
34 map for distribution to all school attendees with clear guidance on safe pedestrian access  
35 to school. Furthermore, the Plan shall include an Evacuation Plan outlining procedures  
36 and safe evacuation routes in the event of an accident or emergency. The Plan shall be

1 finalized and implemented in coordination with the City. The schools shall provide an  
2 orientation on school safety for students at the beginning of each school year and as  
3 necessary throughout the year to maintain safe school practices.

4 29. Prior to issuance of a Certificate of Occupancy, the project applicant shall install a "Stop"  
5 signs at the exit/egress point of the private street, subject to approval by the City of  
6 Huntington Park.

7 30. Prior to issuance of a Certificate of Occupancy, the project applicant shall install "Stop"  
8 signs at the exit/egress point of the onsite drive aisle, subject to approval by the City  
9 of Huntington Park.

10 31. Prior to issuance of a Certificate of Occupancy, the project applicant shall coordinate with  
11 the City to have the pavement marked with the words "KEEP CLEAR" at the egress/exit  
12 driveway of the on-site drive aisle located along Carmelita Avenue.

13 32. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall develop a  
14 Comprehensive Parking Plan and shall submit the Plan to the City for review and approval.  
15 The Plan shall contain the following elements:

- 16 a. Assigned parking spaces for staff
- 17 b. Written traffic and parking policy for distribution to staff and parents (includes both  
18 on-site and off-site parking)
- 19 c. Traffic and parking monitors
- 20 d. Signage on-site
- 21 e. An event parking plan (on-site and off-site)
- 22 f. A plan for adequate on-site parking that avoids school visitors or staff parking  
23 in residential neighborhoods or unauthorized parking on nearby properties.

24 33. All school staff shall park in the on-site parking lot. This shall include part time staff. The  
25 on-site parking lot should have marked spaces available for part-time workers with  
26 access provided to the locked parking area.

27 34. Aspire Public Schools shall implement the use of both drop off lanes to pick up and  
28 drop off students in the school site. Staff shall be provided to assist students  
exiting/entering vehicles from both drop off lanes in order to ensure pedestrian safety.  
City engineer shall review the design of the on-site drop off lanes for improvements to  
pedestrian safety. All improvements and measures shall be to the satisfaction of the City.

35. A parking management plan shall be filed with the City estimating the amount of parents  
parking and walking students to the campus by grade and identify where they will  
park. The plan shall be submitted to the City and task completed to the satisfaction of  
the City.

36. School shall provide private crossing guards, as approved by the City, at the following  
intersection locations:

- a. Carmelita Ave at 61<sup>st</sup> St.
- b. Corona Ave at 61<sup>st</sup> St.

1 37. Crossing guard services shall be provided by a company, with experience in the crossing  
2 guard industry, to the satisfaction of the City. Copies of crossing guard contracts shall be  
submitted to the City.

3 38. School shall work with Huntington Park PD to provide training for the crossing guards at  
4 the above locations. The amount and level to be at the satisfaction of the City.

5 39. Aspire Public School shall educate parents and students on pedestrian and vehicle safety  
6 and "Rules of the Road" with emphasis on parking, walking and drop off and pick-up  
7 procedures. This will include the preparation of handouts, brochures and training materials  
8 to distribute to every student and parent at the start of each school year with reference on  
the school's web site. Materials must be submitted to the City Engineer to show  
conformance with this task. Task materials must be to the satisfaction of the City.

9 40. To allow for the flow of two-way traffic as well as queuing into the school drop off lanes  
10 from 61<sup>st</sup> Street, No Stopping Signs with painted white curbs restricting stopping/parking  
11 for an hour to hour and a half encompassing school start and end times shall be posted  
12 on the south side of 61<sup>st</sup> Street along the school frontage. Ex. (7:30 to 8:30am and 2:00  
to 3:30pm). Or any combination of hours to the satisfaction of the City.

13 41. The project shall be subject to review, by the Planning Commission, every six (6) months  
14 for a period of one (1) year from the date of approval. Additional reviews may be required  
as deemed necessary by the Planning Commission.

15 42. Within 90 days, Aspire shall submit a Parking Management Plan, including an off-site  
16 parking agreement for Planning Commission consideration.

17 43. A driveway approach shall be installed along the northerly property line in order to provide  
18 vehicular access to the staff parking lot.

19 **General Conditions**

20 44. That the applicant/property owner and each successor in interest to the property which is  
21 the subject of this project shall defend, indemnify and hold harmless the City of Huntington  
22 Park and its agents, officers, and employees from any claim, action or proceedings, liability  
23 cost, including attorney's fees and costs against the City or its agents, officers or  
24 employees, to attack, set aside, void or annul any approval of the City, City Council,  
Planning Commission, or Design Review Board concerning this project. The City shall  
promptly notify the applicant of any claim, action or proceeding and should cooperate fully  
in the defense thereof.

25 45. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
26 corrections and conditions, the property shall be developed substantially in accordance  
with the applications, environmental assessment, and plans submitted.

- 1 46. That the proposed project shall comply with all applicable federal, state and local agency  
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning,  
and Business License Regulations of the City of Huntington Park.
- 3 47. To the extent permissible by the Education and State Law, Aspire shall establish an  
4 enrollment policy that prioritizes the enrollment of students that live in the immediate  
community.
- 5 48. That a ninety-six (96) square foot decorative trash enclosure be provided on-site and that  
6 a decorative trellis, as approved by the Planning Division, be installed above the required  
7 trash enclosure prior to issuance of Certificate of Occupancy. The design and location  
8 shall be approved by the Planning Division. Trash bins shall be kept within the approved  
trash enclosure area only, and trash area shall be kept free of trash overflow and  
maintained in a clean manner at all times.
- 9 49. That a lighting plan be provided for all outdoor areas of the property per HPMC Section 9-  
10 3.809(6). Such lighting shall be decorative and installed as approved by the Planning  
11 Division and to the satisfaction of the Building Official prior to issuance of the Certificate of  
12 Occupancy. The proposed light fixtures shall be decorative and energy efficient and the  
illumination of such shall be projected towards the site and away from all adjacent  
properties, public streets, and rights-of-way.
- 13 50. That the applicant comply with the City's requirement for Publicly Visible Art or pay in-lieu  
14 art fees in accordance with HPMC Title 9, Chapter 3, Article 17 prior to Building Permit  
15 issuance.
- 16 51. That the school operator shall obtain a City of Huntington Park Business License prior to  
17 commencing business operations.
- 18 52. That public improvements be completed per the City Engineer's requirements prior to  
issuance of the Certificate of Occupancy as follows:
- 19 a. Remove and replace all public improvements damaged by construction per City  
20 Engineer's requirements; and  
21 b. Repair and/or replace any abutting substandard or damaged public improvements  
as required by the City Engineer.  
22 c. Install all new driveways per City Engineer's requirements; and
- 23 53. That a Tentative Parcel Map or Lot Line Adjustment application be submitted prior to the  
24 issuance of Building Permits to consolidate the existing two (2) parcels, 6318-028-900 and  
6318-029-900, into one (1) parcel.
- 25 54. That the applicant comply with the requirements of County Sanitation District of Los  
26 Angeles.
- 27 55. That the applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
28 Park Municipal Code relating to Storm Water Management. The applicant shall also  
comply with all requirements of the National Pollutant Discharge Elimination System

1 (NPDES), Model Programs, developed by the County of Los Angeles Regional Water  
2 Quality Board. This includes compliance with the City's Low Impact Development (LID)  
requirements.

3 56. That the Conditional Use Permit shall expire in the event the entitlement is not exercised  
4 within one (1) year from the date of approval, unless an extension has been granted by  
the Planning Commission.

5 57. That the entitlement shall be subject to review for compliance with conditions of the  
6 issuance at such intervals as the City Planning Commission shall deem appropriate.

7 58. That should the operation of this establishment be granted, deemed, conveyed,  
8 transferred, or should a change in management or proprietorship occur at any time, this  
Conditional Use Permit shall be reviewed.

9 59. That any violation of the conditions of this entitlement may result in a citation or revocation  
10 of the entitlement.

11 60. That the applicant be required to apply for a new entitlement if any alteration, modification,  
12 or expansion would increase the existing area of the use or if the location is modified from  
that approved by the Planning Commission.

13 61. That if the use ceases to operate for a period of six (6) months the entitlement shall be null  
14 and void.

15 62. That this permit may be subject to additional conditions after its original issuance. Such  
16 conditions shall be imposed by the City Planning Commission as deemed appropriate to  
17 address problems of land use compatibility, operations, aesthetics, security, noise, safety,  
crime control, traffic, or to promote the general welfare of the City.

18 63. That the Director of Community Development or his designee is authorized to make minor  
19 modifications to the approved preliminary plans or any of the conditions if such  
20 modifications shall achieve substantially the same results, as would strict compliance with  
said plans and conditions.

21 64. The applicant and/or school operator shall provide the City with contact information for a  
22 designated responsible party at the school responsible for resolution of complaints and  
23 operational and permit condition issues. Contact information shall be kept current and the  
Planning Division shall be notified of any change in contact information.

24 65. School enrollment shall not exceed 400 students.

25 66. The school shall be operated in a manner consistent with the School Charter issued by  
26 the Los Angeles County Office of Education.

27 67. That the applicant and property owner agree in writing to the above conditions.  
28



**ASPIRE PUBLIC SHOOOLS MEMORANDUM  
DATED APRIL 4, 2019**

**EXHIBIT F**

**CASE NO.** 2019-02 CUP



To: Carlos Luis, Senior Planner, City of Huntington Park

From: Dustin Katch, Regional Director of Operations, Aspire Public Schools

CC: Liliana Garcia, Principal, Aspire Antonio Maria Lugo Academy  
Stefan Bean, Los Angeles Area Superintendent, Aspire Public Schools  
Casey Hoffman, Director of Growth & Strategy, Aspire Public Schools

Date: April 4, 2019

Re: Aspire Antonio Maria Lugo Academy – 6100 Carmelita Avenue  
Proposed CUP Amendment – Planning Case No. 2014-01A CUP/DP

This memorandum is submitted in support of the application to amend the existing Conditional Use Permit/Development Permit (“CUP”) for Aspire Antonio Maria Lugo Academy (“AMLA”) located in the City of Huntington Park. Aspire hereby provides information relevant to the new or revised conditions of approval for the proposed amendment to the CUP.

### **AMLA Student Enrollment**

After opening the current facility in August 2015, enrollment for the 2015-2016 school year eventually reached 431 students. This enrollment increase resulted from unanticipated demand at the new location. We note that the vehicle trip count measured to be an average of 573 inbound trips across three days in October 2015 was substantially below the 1,050 inbound daily trips permitted by the 2014 CUP Mitigation Measure No. 1. Since the 2015-16 school year, AMLA has remained at or below 400 students in compliance with the CUP and condition 60..

As part of the CUP amendment, AMLA is proposing an increase of maximum enrollment from 400 to 426. The proposed increase is to better serve the Huntington Park community and alleviate the growing waitlist in grades 1 and 2. In addition, we now have the extra classroom space available within the existing facility that we can utilize in order to serve the additional students. Given the traffic data referenced above, we do not believe the additional 26 students will have a substantial environmental impact in the community.

Our demographic records show that 41% of AMLA’s current students reside in Huntington Park, and that 95% of our students reside within the LAUSD boundary. 77% of AMLA’s students reside within 3 miles of the school. It is our understanding that this percentage is consistent with the student demographics of LAUSD schools in the City, including Nimitz Middle School and Huntington Park Elementary School.

Aspire is committed to working with the City to encourage enrollment at AMLA by students from the surrounding neighborhood and the City. To demonstrate that commitment, we attach hereto as Exhibit C Aspire AMLA’s Neighborhood Recruitment Plan. This plan includes concrete steps to expand the awareness of enrollment opportunities at AMLA, such as posting enrollment signage on the school facility and distributing enrollment flyers in the immediate neighborhood. Aspire will continue to comply with applicable Education Code requirements, which require charter schools to admit all pupils who wish to attend up to available capacity, and prohibit admission requirements based on place of residence. See Cal. Educ. Code § 47605(d). See *also California School Boards Assoc. v. State Bd. Of Education* (2011) 191 Cal.App.4th 530, 573 (“The Legislature has provided that admission to a start-up charter may not be determined according to the place of residence of a student, parent or legal guardian.”).

\* \* \* \* \*



We appreciate your consideration of the above information and related attachments in connection with the pending CUP amendment.

Please let us know if you have additional questions relating to the pending application for amendment of the AMLA CUP. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Dustin Katch".

Dustin Katch, Regional Director of Operations, Aspire Public Schools

**ATTACHMENTS**

- Exhibit A: CUP Amendment Application
- Exhibit B: Revised Drawings
- Exhibit C: Aspire AMLA Neighborhood Recruitment Plan

**ASPIRE PUBLIC SCHOOLS NEIGHBORHOOD  
RECRUITMENT PLAN 2019-2020**

**EXHIBIT G**

**CASE NO.** 2019-02 CUP

**Aspire Antonio Maria Lugo Academy (AMLA)**

**Neighborhood Recruitment Plan 2019-2020**

**CONTEXT:** Every year, AMLA conducts a lottery in order to enroll students in any open positions in grades 1-5 as well as enrollment two classes of kindergarteners, to reach but not exceed the enrollment of 400 students.

**GOAL:** In keeping with the Lottery Priority List, established in the Los Angeles County Office of Education-approved charter for AMLA, a **recruitment plan** will be created and implemented to ensure that as many families within the 61<sup>st</sup> and Carmelita area of Huntington Park are aware of the following:

1. AMLA instructional program and the expectation of “College for Certain”
2. The lottery dates and procedures (Lottery Date: Friday, April 5, 2019)

**RECRUITMENT PLAN**

ACTIVITY	Dates	Person Responsible
<p><b>SIGNAGE</b>                      School will create large signs to display on the corner of Carmelita and 61<sup>st</sup> to inform community members of the following dates and location:</p> <ul style="list-style-type: none"> <li>• Open Houses</li> <li>• Lottery</li> </ul>	January 13 through April 5 (two months)	AMLA Principal with assistance from Regional Director of Operations
<p><b>NOTICES</b>                      1-Flyers notifying community of the Open Houses and Lottery will be created and <u>posted</u> in local businesses and on car windows within a five block perimeter.                      2-Flyers notifying community of the Open Houses and Lottery will be created and <u>mailed</u> to all residents within a five block perimeter.                      3- Flyers and other information will also be sent to the two local schools.                      4- Principal will <u>connect</u> with both LAUSD principals in order to communicate opportunities for collaboration and shared community events.</p>	By April 15	AMLA School Principal and Office Manager
<p><b>OPEN HOUSES</b>                      Two open houses will be scheduled for area community members. (Spring 2019, Fall 2019)                      Topics include introduction to school program, calendar, meeting the principal and key staff, and enrollment/lottery information, as well as setting up school tours and assistance with signing up for the lottery.</p>	One afternoon or evening in May or October	AMLA Dean of Instruction

**LOTTERY**

Lottery date will be published and publicized, as noted above. It will be held in the library. Members of the HP City Council and Planning Commission will be formally invited to attend. The public is also invited to attend. Lottery results are immediately posted on the school windows, as well as the Wait Lists.

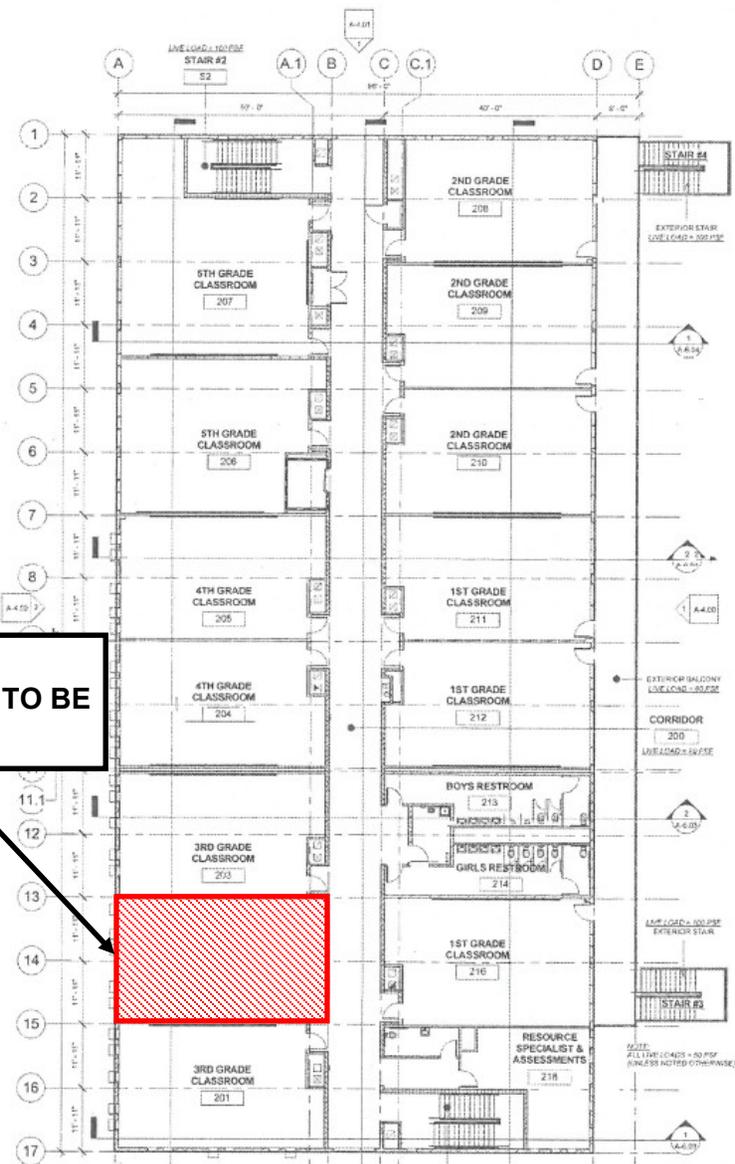
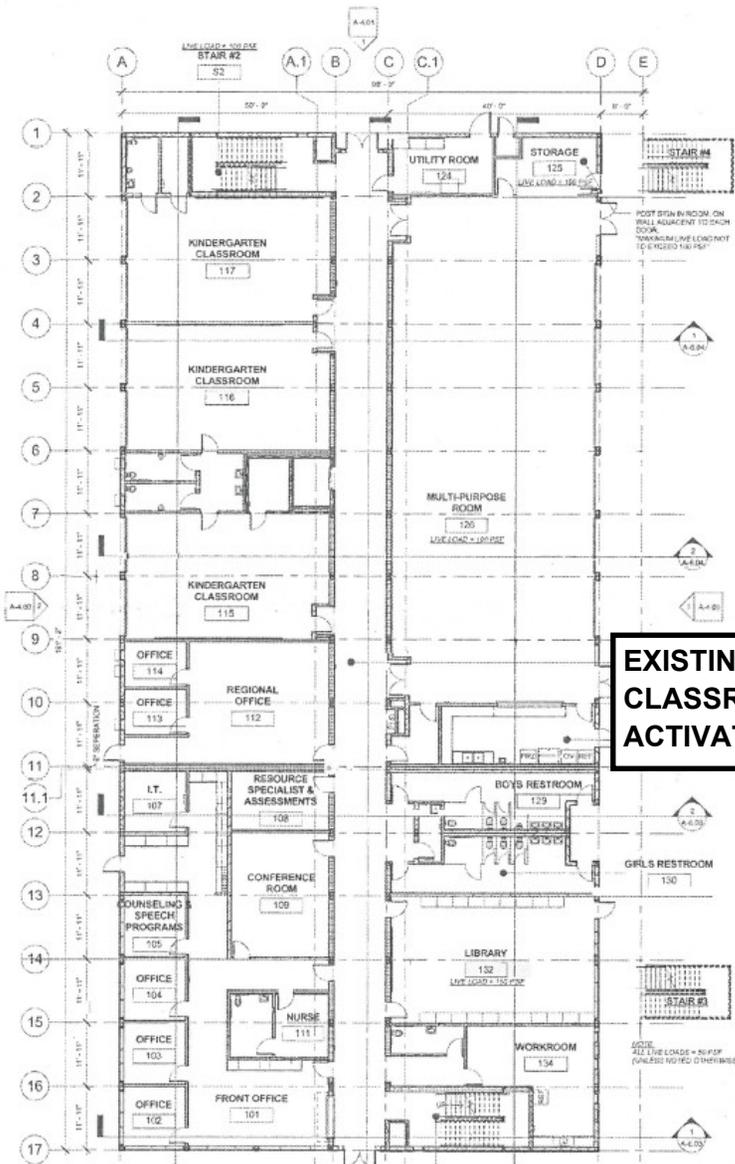
AMLA Principal and Office Manager, with assistance from the Regional Director of Operations.

Note: By the Charter agreement, first priority for enrollment each year is given to 1) siblings of students already admitted to the charter school 2) Founding families ( not to exceed 10%) and children of Aspire Regularly employees (not to exceed 10%) 3) Children residing within the district 4) All other students who reside in the state of California

# PROJECT PLANS

**EXHIBIT H**

**CASE NO.** 2019-02 CUP



**EXISTING CLASSROOM TO BE ACTIVATED**

NOTE: THE DIMENSIONS SHOWN ON THIS SHEET ARE NOMINAL. SEE SHEET 1-01 FOR THE ACTUAL BUILDING FOOTPRINT SIZE WHICH ACCOUNTS FOR THE INSTALLATION TOLERANCE AT EACH NODE.

APPLICANT:  
ASHFEE PUBLIC SCHOOLS  
1031 21ND AVENUE  
OAKLAND, CA 94608  
510.434.3000

CONTACT:  
SARVON CHOY  
ARCHITECTURE  
310.424.3100  
3000 FLORENCE AVENUE, SUITE 1000

**NAC**  
ARCHITECTURE  
nacarchitecture.com  
807 SPRING STREET | THIRD FLOOR  
LOS ANGELES CA 90012  
P: 323.475.5075

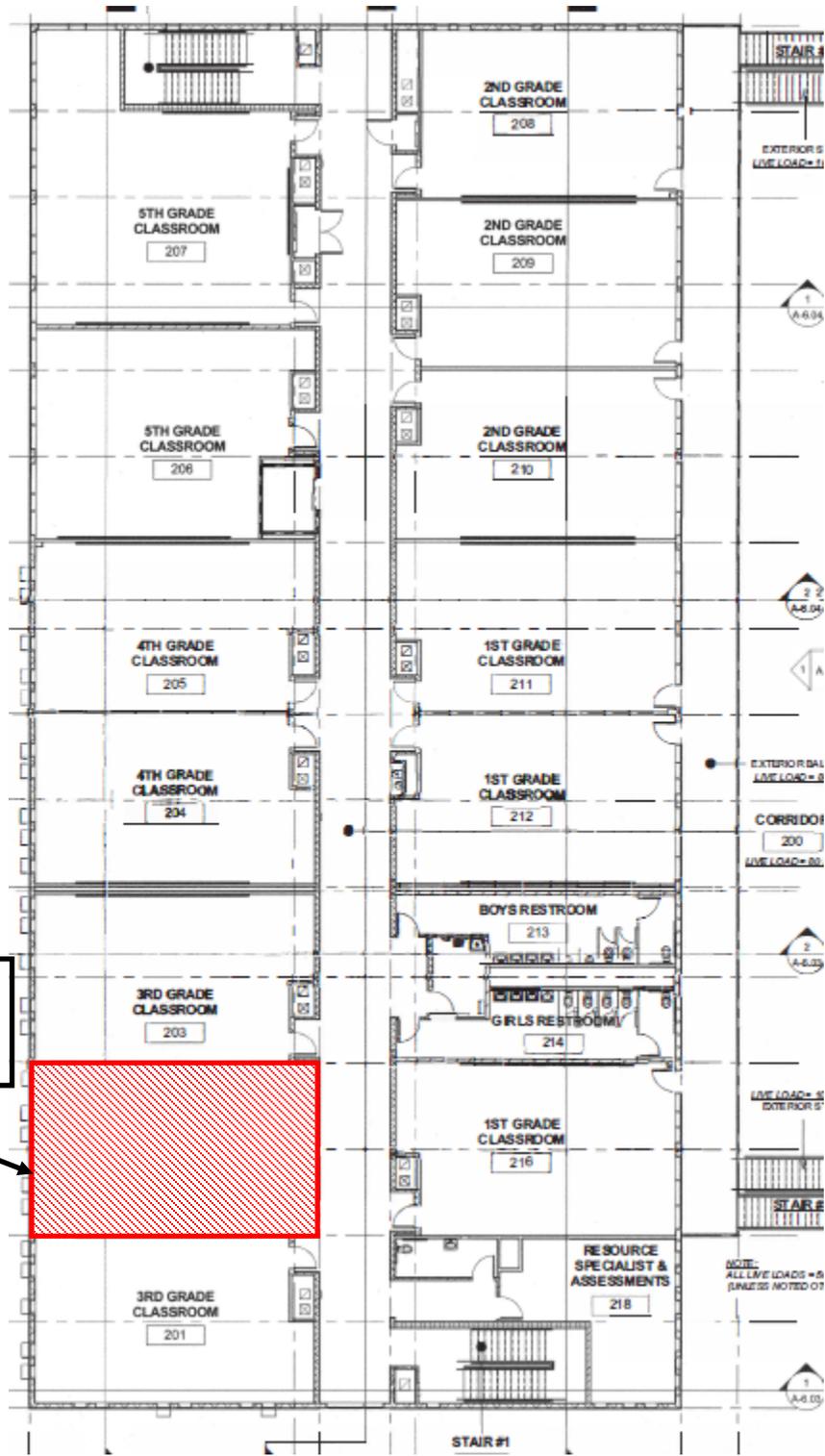
DATE: DECEMBER 13, 2015

PROJECT:  
CUP CASE NO. 2014-01-CUP-01  
MODIFICATION REQUEST  
FOR ASHLEE PUBLIC SCHOOLS

EXISTING  
A2.00  
FLOOR PLANS

KEY PLAN - LEVEL 1 (1ST FLOOR PLAN)  
3/32" = 1'-0"

KEY PLAN - LEVEL 2 (2ND FLOOR PLAN)  
3/32" = 1'-0"



EXISTING CLASSROOM TO BE ACTIVATED

ENLARGED 2ND FLOOR PLAN

**ENTITLEMENT  
APPLICATIONS/ENVIRONMENTAL  
ASSESSMENT CHECKLIST**

**EXHIBIT I**

**CASE NO.** 2019-02 CUP



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • planning@hpca.gov

# CONDITIONAL USE PERMIT APPLICATION

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \$2,350.00 Initials: \_\_\_\_\_

**PROJECT INFORMATION**

Project Address: 6100 Carmelita Avenue, Huntington Park, CA

General Location: East Huntington Park

Assessor's Parcel Number (APN): 6318-028-900; 6318-029-900

**APPLICANT'S INFORMATION**

Applicant: \_\_\_\_\_ Aspire Public Schools, Attn: Casey Hoffman

Mailing Address: \_\_\_\_\_ 1001 22<sup>nd</sup> Avenue, Suite 100, Oakland, CA 94606

Phone 1: 510-434-5000 Phone 2: \_\_\_\_\_

Email: Dustin.Katch@aspirepublicschools.org

**PROPERTY OWNER'S INFORMATION**

Property Owner: Aspire Public Schools

Mailing Address: 1001 22<sup>nd</sup> Avenue, Suite 100, Oakland, CA 94606

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Email: \_\_\_\_\_

**REQUEST**

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

This is a request to amend existing Conditional Use Permit for property listed above.  
This request is to be able to meet the needs of our community, by opening an additional  
second grade classroom, and enrolling an additional 26 students who are on our waitlist.

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 APR 04 2019  
 BY: \_\_\_\_\_

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code;
- B. The proposed use is consistent with the General Plan;
- C. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
- E. The subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the **applicant**:

1. The site for this proposed use is adequate in size and shape. (Explain)

Yes, the school has a total of 16 classrooms, and only 15 are currently occupied. Increasing our enrollment to 426 will allow us to enroll one class to utilize the 16<sup>th</sup> classroom.

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2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)

Yes, no additional construction is required. The school has established and implemented clear traffic patterns and guidelines for the past four years, which will support the additional 26 students. Parking is provided for all staff on site.

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3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

No, the school is in place, and no additional construction is occurring.

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4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

The proposed Conditional Use Permit will not be in conflict with the General Plan, the 16<sup>th</sup> classroom already exists.

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**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

\_\_\_\_\_  
Applicant's Signature (Required)

\_\_\_\_\_  
Date

Dustin Katch  
\_\_\_\_\_  
Print Name

*Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

\_\_\_\_\_  
Property Owner's Signature (Required)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • [planning@huntingtonpark.org](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: Aspire Public Schools

Address: 1001 22<sup>nd</sup> Ave, Suite 100, Oakland, CA 94606

Telephone: 510.434.5000 Fax: 510.434.5010

2. **Contact Person concerning this project:**

Name: Casey Hoffman

Address: Same as above

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

3. **Address of project:** 6100 Carmelita Avenue, Huntington Park, CA

4. **Assessor's Parcel Number (APN):** 6318-028-900 & 6318-029-900

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

Conditional Use Permit

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

N/A

7. **Existing Zone:** RH – High Density Residential

8. **Proposed use of site:** Public Charter School (existing).

9. **Site size** (lot dimensions and square footage):

80,855 sqft

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10. **Project size:**

Square feet to be added/constructed to structure(s):

N/A

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Total square footage of structure(s): No additions

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11. **Number of floors of construction:**

Existing: 2 floors (charter school building)

Proposed: Addition of 26 students

12. **Parking:**

Amount required: 1 for every 10 students = 426/10 = 42.6

Amount provided: 45

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13. **Anticipated time scheduling of project:** N/A

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14. **Proposed phasing of development:** Charter school construction complete in August 2015; no additional construction is occurring.

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15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**

N/A

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16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

N/A

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17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

N/A

18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

a. Affect a scenic vista?

D

b. Have a demonstrable negative aesthetic effect?

D

c. Create light or glare?

D

**AIR QUALITY**

20. Would the proposed project:

a. Affect air quality or contribute to an existing or projected air quality violation?

D

b. Create or cause smoke, ash, or fumes in the vicinity?

D

c. Create objectionable odors?

D

**BIOLOGICAL RESOURCES**

**21. Would the proposed project:**

- a. Remove of any existing trees or landscaping?

D

**CULTURAL RESOURCES:**

**22. Would the proposed project:**

- a. Affect historical resources?
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values?

D

D

**GEOLOGY AND SOILS**

**23. Would the proposed project:**

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill?
- b. Be located on expansive soils?
- c. Result in unique geologic or physical features?

D

D

D

**HAZARDS**

**24. Would the proposed project:**

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)?
- c. The creation of any health hazard or potential health hazard?
- d. Exposure of people to existing sources of potential health hazards?

D

D

D

D

**HYDROLOGY AND WATER QUALITY**

**25. Would the proposed project:**

- a. Change water drainage patterns?
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities?

D

D

- c. Impact groundwater quality?
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies?

  D    
  D  

**LAND USE AND PLANNING**

**26. Would the proposed project:**

- a. Conflict with the Zoning or General Plan designation?
- b. Be incompatible with existing land use in the vicinity?
- c. Disrupt or divide the physical arrangement of an established community?

  D    
  D    
  D  

**MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

- a. Conflict with the conservation of water?
- b. Use non-renewable resources in a wasteful and/or inefficient manner?
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)?

  D    
  D    
  D  

**NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels?
- b. Exposure of people to severe noise levels?

  D    
  D  

**POPULATION AND HOUSING**

**29. Would the proposed project:**

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)?
- b. Displace existing housing, especially affordable housing?

  D    
  D  

**PUBLIC SERVICES**

**30. Would the proposal result in a need for new or altered government services for any of the following public services:**

- a. Fire protection?

  D

- b. Police protection?
- c. Schools?
- d. Maintenance of public facilities, including roads?
- e. Other governmental services?

**RECREATION**

**31. Would the proposed project:**

- a. Increase the demand for neighborhood or regional parks or other recreational facilities?
- b. Affect existing recreational opportunities?

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

- a. Increase vehicle trips or traffic congestion?
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)?
- c. Inadequate access to nearby uses?
- d. Insufficient on-site parking capacity?
- e. Hazards or barriers for pedestrians or bicyclists?

**UTILITIES AND SERVICE SYSTEMS**

**33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas?
- b. Communications systems?
- c. Local or regional water treatment or distribution facilities?
- d. Sewer or septic tanks?
- e. Storm water drainage?
- f. Solid waste disposal?
- g. Local or regional water supplies?

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

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The site is made up of two parcels that total 80,855 sqft in area. It is developed with a 2-story 34,000 public charter school building with outdoor play space and a surface parking lot restricted for school staff with 45 parking spaces. There is a two-lane internal drive for drop-off/pick-up queuing on site.

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35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

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The requested amendment would not increase the intensity of land use as the classroom already exists.

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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

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**Applicant** (Signature)

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**Date**